



**TOWN OF LANCASTER
Annual Report**
Year Ending December 31, 2022

Please bring this report
with you to Town Meeting
March 14, 2023



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Town of Lancaster
Website

www.lancasternh.org



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TOWN OF LANCASTER
25 Main Street,
Lancaster, NH 03584
(603) 788-3391
Website -
www.lancasternh.org



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Clerk's page under the
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2023 DATES TO REMEMBER

JANUARY 1	Fiscal Year Begins
JANUARY 11	Public Budget Hearing for School District. (Inclement weather date – 1/12)
JANUARY 25	First day for Candidates to declare for Town & School District Election
FEBRUARY 3	Last day for Candidates to declare for Town & School District Election
FEBRUARY 8	Annual School Meeting (Deliberative session S/B 2) (Inclement weather date – 2/9)
FEBRUARY 9	Public Budget Hearing for Town Budget 7 p.m.
MARCH 1	Deadline to file for an abatement from your property taxes following the date of notice of tax
MARCH 14	Annual Town Elections/Meeting & vote on School Budget Warrant (per Senate Bill 2)
APRIL 1	All property both real and personal, assessed to owner this date
APRIL 15	Last day to file an exemption or credit application on your property taxes following the date of notice of tax
APRIL 30	Dog Owners should license their dogs by this date
MAY 31	After this date, a \$25 forfeiture charge may be imposed for any unlicensed dogs
JULY 1	First half of the semi-annual tax billing due - commences to draw interest at 12 percent after this date
DECEMBER 1	Second half of the property tax due - unpaid real estate and personal taxes commence to draw interest at 12 percent



2022 TOWN OFFICERS

Elected Officials

BOARD OF SELECTMEN

Expires	2023	Shane Beattie
Expires	2024	Troy Merner
Expires	2025	Leon H. Rideout

TREASURER

Expires	2023	Jean Oleson
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TOWN CLERK

Expires	2023	Charity Baker
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MODERATOR

Expires	2024	John L Riff, IV
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TRUSTEES OF TRUST FUNDS

Expires	2023	Peter Riviere
Expires	2024	Jeffrey A. Gilman
Expires	2025	Tricia Gainer

SUPERVISORS OF THE CHECKLIST

Expires	2024	Sharon Wilkinson
Expires	2026	Ellie Emery
Expires	2028	Madison Gonyer

BUDGET COMMITTEE

Expires	2023	John Garrison (appointed)
Expires	2023	Leo Rideout, Jr.
Expires	2023	Linda Upham-Bornstein
Expires	2024	John Eddy
Expires	2024	Kathy-Jean Lavoie
Expires	2024	Tricia Frenette
Expires	2025	Leo Enos
Expires	2025	Justin Kenison
Expires	2025	Erik Becker
Expires	2023 (Selectboard Representative)	Shane Beattie
	(Clerk)	Charity Baker

2022 TOWN OFFICERS

(continued)

LIBRARY TRUSTEES

Expires	2023	John Dugan-Henriksen (appointed)
Expires	2024	Linda Hutchins
Expires	2025	Michael W. Nadeau

CEMETERY TRUSTEES

Expires	2023	Michael W. Nadeau
Expires	2024	Douglas Blanchette
Expires	2025	Linda Hutchins

EMMONS SMITH FUND COMMITTEE

Expires	2023	Irene Schmidt
Expires	2024	Michael W. Nadeau
Expires	2025	John E. Brooks

COL. TOWN SPENDING COMMITTEE

Expires	2023	Autumn Fillion
Expires	2023	Charelle Lucas
Expires	2023	Aaryn Ford
Expires	2024	Leo Breault
Expires	2024	Nicole Matson
Expires	2024	Jean Beland
Expires	2025	Joe Hertel
Expires	2025	Gail McVetty
Expires	2025	Elizabeth McIlveen

COL. TOWN INVESTMENT COMMITTEE

Julie Aldrich	Celeste Pitts
David Fuller, Jr	Douglas Shearer
Jeffrey A. Gilman	Dana Southworth
Cindy Normandeau	

2022 TOWN OFFICERS

(continued)

Appointed Boards/Committees

ZONING BOARD OF ADJUSTMENT

Expires 2023		Tricia Frenette, Vice Chairman
Expires 2023		Richard Bernier, Chairman
Expires 2024		Lester Hilton
Expires 2024		Steven Young
Expires 2024		Linda Ogle
Expires 2025 (Alternate)		Chris McVetty
Expires 2025 (Alternate)		Nathan Kenison
Expires 2025 (Alternate)		Donald Freddette
	(Clerk)	VACANT

PLANNING BOARD

Expires 2023		Mark St. Pierre
Expires 2023		Andrew Nadeau, Chairman
Expires 2023		Mark Frank, Vice Chairman (resigned)
Expires 2023 (Alternate)		Donald Doolan
Expires 2024 (Alternate)		Rick McCarten
Expires 2024		Vickie Gibbs
Expires 2025		Ericka Canales
Expires 2025		Gregory Westcott
Expires 2025		Maggie Jones
Expires 2025 (Alternate)		Evalyn Merrick
	(Selectman)	Leon Rideout
	(Selectman, Alternate)	Troy Merner
	(Clerk)	VACANT

CONSERVATION COMMISSION

Expires 2023	Margaret Hobbs	Expires 2024	Kathy Jean Lavoie
Expires 2023	Kim Votta	Expires 2024	Rachel Stuart
Expires 2025	Samuel Mayne	(Clerk)	Heidi Chester
Expires 2025	Nancy Southworth	(Selectman)	Troy Merner

2022 TOWN OFFICERS

(continued)

NORTH COUNTRY COUNCIL REPRESENTATIVE

Benjamin Gaetjens-Oleson

NORTH COUNTRY COUNCIL TRANSPORTATION REPRESENTATIVE

Robin Irving

NORTH COUNTRY SCENIC BYWAYS COUNCIL

Benjamin Gaetjens-Oleson

EMERGENCY MANAGEMENT DIRECTOR

Benjamin Gaetjens-Oleson

SAFETY COMMITTEE

Brian Patnoe

Dean Flynn

Timmy Bilodeau

Timothy Brown

Tiffany Chase

Al Pryor

Randy Flynn

Robin Irving

INSPECTORS OF THE ELECTION

REPUBLICAN

Expires 7/31/2024

Expires 7/31/2024

Judy Donnelly

Tanya Batchelder

DEMOCRAT

Expires 7/31/2024

Expires 7/31/2024

Expires 7/31/2024

Evalyn Merrick

Janet Jacques Mason

Linda Upham-Bornstein

2022 TOWN OFFICERS

(continued)

FULL-TIME TOWN EMPLOYEES

Michael Nadeau, Finance Director	January 1980
Timmy Bilodeau, Water/Sewer Dept Supervisor	June 1993
Peter Roy, Highway	April 1996
William Brown, Transfer Station	August 2002 (retired)
Timothy Brown, Highway Foreman	October 2002
Charity Baker, Town Clerk/Tax Collector	March 2003
Randy Flynn, Fire Chief	June 2003
Arthur Dunn, Highway	June 2003
Tim Charbonneau, Police Chief	December 2004
Al Pryor, Recreation Dept	September 2005
Mary Buckman, Library	September 2006
James Gainer, Highway	August 2008
Benjamin Gaetjens-Oleson, Town Manager	October 2009
Wendy Roberts, Prosecutor	January 2014
Dean Flynn, Water/Sewer Dept	August 2016
Jonathan Woodworth, Police Sergeant	March 2018
Ted Joubert, Asst. Chief-EMS Officer in Charge	April 2018
Anthony Havalotti, Patrol Officer	June 2018
Zachary Grootenboer, Mechanic	December 2018
Eli Vincent, Recreation Director	September 2019
Tiffany Chase, Police Dept	January 2020
Wayne Sterling Jr, Highway	Oct. 2020
Keith Feddersen, Paramedic	January 2021
Brian Patnoe, Transfer Station Supervisor	February 2021
Kyler Kenison, Patrol Officer	February 2021
James McLain, Water/Sewer Dept	March 2021
Lee Ann Dorr, Deputy Town Clerk/Deputy Tax Collector	April 2021
Nick Blodgett, EMT	April 2021
Jamie Leahy, Paramedic	August 2021
Robin Irving, Land Use Coordinator	September 2021
Robert Sullivan, Patrol Officer	January 2022
Cody Green, Paramedic	January 2022
Kenneth Fraser, Water/Sewer Dept	January 2022
David Mooney, Paramedic	February 2022
David Walker, Patrol Officer	March 2022
Rian Matthews, Patrol Officer	August 2022
Frank Maloney, Paramedic	December 2022
Rusty Scott, Transfer Station Supervisor	December 2022
Robert Blanchette, Transfer Station Asst. Supervisor	December 2022
Thomas Hickey, Mechanic	December 2022

Summary of Annual Town Meeting
Lancaster, New Hampshire
March 8, 2022

At 7:30 p.m. Moderator John L Riff, IV opened the Annual Meeting.

Moderator Riff introduced himself, Town Manager Benjamin Gaetjens-Oleson and Selectmen Leon Rideout, Shane Beattie and Troy Merner. Moderator Riff introduced the WMRHS JROTC to present the colors. The Pledge of Allegiance was recited and National Anthem was played.

Moderator Riff reviewed the ground rules: He reminded any non-residents if they wish to speak, they need to ask permission and be approved before speaking. He will read the article and ask for a motion and a second. If we get a second, then we will open the floor to discussion. Once discussion is over, we will move it for a vote.

Article 1 results, voted on by written ballot on March 8, 2022 (election day), attached.

Article 2 – Operating Budget – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Seven Million Two Hundred Sixty-Eight Thousand Twenty Dollars (\$7,268,020.00) which represents the operating budget. Said sum does not include any other Warrant Articles.

Article 2 was moved and seconded. Discussion followed.

Motion made by Peter Riviere to move Article 2 – Operating Budget to the end of the meeting and be renumbered to Article 28A. The motion was seconded.

Moderator Riff called for a vote on the amendment to the Operating Budget Article by show of voter cards. The vote was 34 for and 52 against. Motion failed.

Moderator Riff reread the article as originally presented. Discussion followed. Article 2 carried.

Article 3 – Appropriate to Capital Reserve Funds – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of One Hundred Sixty-Five Thousand Dollars (\$165,000.00) to be added to the following Capital Reserve Fund accounts previously established for the purpose and in the amounts indicated:

Highway	\$55,000
Fire Department	\$50,000
Police	\$10,000
Library	\$10,000
Cemetery	\$10,000
Town Hall	\$10,000
Transfer Station	\$10,000
Colonel Town	\$10,000
Total	\$165,000

(Recommended by the Board of Selectmen and Budget Committee)

Article 3 was moved and seconded. Discussion followed. Article 3 carried.

Article 4 – Reimburse Industrial Development Fund – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Forty-One Thousand One Hundred Fifty-Five Dollars (\$41,155.00) to be added to the Industrial Development Capital Reserve Fund previously established with said funds to come from the unassigned fund balance. (Recommended by the Board of Selectmen and the Budget Committee)

Article 4 was moved and seconded. Discussion followed. Article 4 carried.

Article 5 – Money received from fundraising & donations – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Two Hundred Sixty Dollars (\$260.00) to be added to the Colonel Town Capital Reserve Fund previously established with said funds to come from the unassigned fund balance. The amount represents monies from donation to Colonel Town Recreation. (Recommended by the Board of Selectmen and the Budget Committee)

Article 5 was moved and seconded. There was no discussion. Article 5 carried.

Article 6 – Purchase New 10-wheel dump truck w/body & plow – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Two Hundred Thirty-Nine Thousand Dollars (\$239,000.00) for the purpose of purchasing a new 10-wheel dump truck w/body and plow for the Highway Department with said funds to come from the unassigned fund balance.

Article 6 was moved and seconded. Discussion followed. Article 6 carried.

Article 7 – Lease/Purchase Sidewalk Plow – 3rd payment – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Sixty-Nine Thousand One Hundred Twenty-Nine Dollars (\$69,129.00) for the third payment on the three-year lease/purchase agreement entered into in 2020 for a sidewalk plow for the Highway Department and to authorize the withdrawal and expenditure of said sum from the Highway capital reserve fund. This lease

Article 7 was moved and seconded. Discussion followed. Article 7 carried.

Article 8 – Lease/Purchase Cardiac Monitors – 3rd payment – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Thirty-Five Thousand Dollars (\$35,000.00) for the third payment on the three-year lease/purchase agreement entered into in 2020 for 3 cardiac monitors for the Fire Department and to authorize the withdrawal and expenditure of said sum from the Fire Department capital reserve fund. This lease agreement contains an escape clause. (Recommended by the Board of Selectmen and the Budget Committee)

Article 8 was moved and seconded. There was no discussion. Article 8 carried.

Article 9 – Purchase New Ambulances – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Two Hundred Forty-Two Thousand Dollars (\$242,000.00) for the purchase of two (2) new ambulances with One Hundred Ninety-Two Thousand Dollars (\$192,000.00) to come from unassigned fund balance and the remaining Fifty Thousand Dollars (\$50,000.00) to come from grant funding. If the grant funding is not awarded, one ambulance will be purchased using unassigned fund balance with no amount to be raised by taxation.

Article 9 was moved and seconded. Discussion followed. Article 9 carried.

Article 10 – Purchase New Demo Pre-Crusher – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Sixty-Five Thousand Dollars (\$65,000.00) for the purchase of a new Demo Pre-Crusher and to refurbish the old auger cans to fit the new machine and add supports to said containers and to authorize the withdrawal and expenditure of said sum from the Transfer Station capital reserve fund. (Recommended by the Board of Selectmen and the Budget Committee)

Article 10 was moved and seconded. Discussion followed. Article 10 carried.

Article 11 – Rehabilitate Sewer Line – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) for the purpose of rehabilitating the main sewer line on Main Street from Grandview Drive to Canal Street with said funds to come from the Sewer Enterprise Fund unassigned fund balance.

Article 11 was moved and seconded. Discussion followed. Article 11 carried.

Article 12 – Purchase New Pickup Truck – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Fifty Thousand Dollars (\$50,000.00) for the purpose of purchasing a new pickup truck for the Water & Sewer departments with Twenty-Five Thousand Dollars (\$25,000.00) to come from the Water Enterprise Fund unassigned fund balance and Twenty-Five Thousand Dollars (\$25,000.00) to come from the Sewer Enterprise Fund unassigned fund balance.

Article 12 moved and seconded. Discussion followed. Article 12 carried.

Article 13 – Preliminary designs for new Highway garage & permitting for underground fuel storage tanks – Read by Moderator Riff.

Article 13 moved and seconded. Discussion followed. Article 13 carried.

Article 14 – Replace boards at the skating rink – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Fifty-Five Thousand Dollars (\$55,000.00) for the purpose of replacing the boards at the skating rink with said funds to come from the unassigned fund balance.

Article 14 was moved and seconded. Discussion followed. Article 14 carried.

Article 15 – Replace lighting – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum Twenty-Five Thousand Dollars (\$25,000.00) for the purpose of replacing the library's lights with LED lights with said funds to come from the Library capital reserve fund. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the lights are replaced or by March 8, 2027, whichever is sooner. (Recommended by the Board of Selectmen and the Budget Committee)

Article 15 was moved and seconded. Discussion followed. Article 15 carried.

Article 16 – Rescind 2021 Article 20 – Water storage tank – Read by Moderator Riff.

To see if the Town will vote to terminate the non-lapsing appropriation adopted by the 2021 Town Meeting with respect to adding a water storage tank at the water plant. Anticipated grant funds in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000.00) are not expected to be received. Passage of this article will restore Two Hundred Fifty Thousand Dollars (\$250,000.00) to the General Fund.

Article 16 was moved and seconded. Discussion followed. Article 16 carried.

Article 17 – Support Lancaster Historical Society – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000.00) to assist with the operating budget of the Lancaster Historical Society with said funds to come from the unassigned fund balance.

Article 17 was moved and seconded. Discussion followed. Article 17 carried.

Article 18 – Northern Human Services/White Mountain Mental Health – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Five Thousand Nine Hundred Twenty-One Dollars (\$5,921.00) for the support of Northern Human Services/White Mountain Mental Health.

Article 18 was moved and seconded. Discussion followed. Article 18 carried.

Article 19 – Northern Gateway Chamber of Commerce – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of One Thousand Six Hundred Forty Dollars (\$1,640.00) for the support of the Northern Gateway Regional Chamber of Commerce.

Article 19 was moved and seconded. Discussion followed. Article 19 carried.

Article 20 – Caleb Caregivers – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Six Thousand Dollars (\$6,000.00) for the support of the Caleb Caregivers who serves the needs of senior citizens in the community.

Article 20 was moved and seconded. Discussion followed. Article 20 carried.

Article 21 – CASA (Court Appointed Special Advocates) – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of One Thousand Dollars (\$1,000.00) for the support of CASA (Court Appointed Special Advocates) of New Hampshire.

Article 21 was moved and seconded. Discussion followed. Article 21 carried.

Article 22 – American Red Cross – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of One Thousand Six Hundred Dollars (1,600.00) for the support of the American Red Cross.

Article 22 was moved and seconded. There was no discussion. Article 22 carried.

Article 23 – Tri County Community Action Program – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Eight Thousand One Hundred Fifty Dollars (\$8,150.00) for the support of the Tri-County Community Action programs to include Fuel & Electrical Assistance, Weatherization, Transportation, Homeless Intervention and Prevention, Guardianship, RSVP, and Workforce programs.

Article 23 was moved and seconded. There was no discussion. Article 23 carried.

Article 24 – Center for New Beginnings – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of One Thousand Dollars (\$1,000.00) to help support the Center for New Beginnings in Littleton, which provides counseling and mental health services to individuals throughout the North Country.

Article 24 was moved and seconded. Discussion followed. Article 24 carried.

Article 25 – North Country Home Health & Hospice – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Seventeen Thousand Nine Hundred Ninety-One Dollars (\$17,991.00) for the support of North Country Home Health & Hospice Agency.

Article 25 was moved and seconded. There was no discussion. Article 24 carried.

Article 26 – Androscoggin Valley Home Care – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Eight Thousand Dollars (\$8,000.00) for the purpose of supporting the clients of Androscoggin Valley Home Care who live in Lancaster.

Article 26 was moved and seconded. Discussion followed. Article 26 carried.

Article 27 – Backpack Program – Read by Moderator Riff.

To see if the Town will vote to raise and appropriate the sum of Two Thousand Dollars (\$2,000.00) to assist with the cost of the North Country Weekend Backpack program.

Article 27 was moved and seconded. Discussion followed. Article 27 carried.

Article 28 – Video Recording of meetings – Read by Moderator Riff.

To see if the Town would like to continue video recording the bi-monthly Board of Selectmen's meetings and making the recordings available for viewing on the internet.

Article 28 was moved and seconded. Discussion followed. Article 28 carried.

Article 29 Transact other business.

To transact other business that may legally come before this meeting.

There was no other business.

Motion made by Benjamin Gaetjens-Oleson and seconded by Shane Beattie to adjourn. Motion carried.

Respectfully submitted,

Charity M Baker
Town Clerk

Town Manager's Report

As I reflect back on the events of last year I feel very proud of how we, as a town, overcame our challenges and celebrated our accomplishments. We saw damage and destruction to two beloved landmarks, the retirement of two long-time and valued employees, and also the reveal of a beautiful mural that captures what Lancaster was, is and will be.

- Kent Fountain and the Mechanic Street Covered Bridge were both damaged in separate accidents. The fountain was a complete loss and is in the process of having a replica made with a hopeful placement back in Town by summer. I want to thank Barry Normandeau for the tremendous assistance in facilitating most of the aspects of this job. The covered bridge was damaged on two separate occasions, weeks apart, this summer. The second collision caused extensive damage that is being repaired this winter.
- We were sad to see the Assistant Solid Waste Director, Bill Brown, retire after 20 years of service to the Town and Highway Equipment Operator, Peter Roy, retire after 26 years. Both were great assets to their departments and will be missed for all the service they provided to the residents.
- We also had the great opportunity to see our newest attraction developed at the Lancaster Motor Inn. Due to the support and generosity of Ruby and Brian Berryman we were able to engage Positive Street Art in planning a mural with community members and then putting that vision on the wall. Community Engager, Anthony Poore, was an incredible help in seeing this to completion and I was so impressed with the amount of people that followed the progression and attended the completion celebration.

The Town also faced price increases as every household in Town did. The budget that was developed and later approved at Town Meeting was not created with the inflated prices of fuel, equipment and supplies. All Department Heads did a great job watching their budgets, identifying items that could be delayed or reduced but also bringing in a greater return of revenue than proposed. To their credit what was proposed to be a 10-cent tax rate increase for 2022 turned out to be a 53-cent decrease. Of course, this did come at the cost of much needed infrastructure and capital improvements and services such as sidewalk replacement and road paving. All of which will need to eventually be completed.

Sadly, the events of 2022 are guiding us for 2023. The budget is projecting a larger increase than anyone wishes to see. Town staff has and continues to work with the Selectboard and Budget Committee to make some hard decisions on adjustments, hopeful that none impact the high-quality services residents expect and appreciate. The collaboration with all parties is better than ever and I feel makes for a better process and a more genuine budget. What I do know is that all parties are taking their responsibilities very seriously and truly working in your best interests, hopeful we will once again earn greater revenues than projected and be able to return that to the tax payer.

The retirements of Bill Brown and Pete Roy, as well as other staff leaving for other opportunities, opened up positions that we were lucky to fill with exceptional candidates. Each one brings incredible skill, experience and energy. Some have many years of experience in the positions they hold. We are also lucky to have attracted high-quality young individuals who we hope to keep and continue to build the Departments for many years to come.

I often say that our staff are our number one asset and, if we want them to take care of us, we need to take care of them. Last year we started meeting regularly as a Safety Committee and when concerns are identified we address them as soon as possible. Ensuring safety equipment is available and utilized, plans are current and practiced and trainings are provided. All make the workplace safer for our employees and help reduce or eliminate accidents.

We are still developing our Capital Improvement Plan. Starting from scratch has caused delays we did not want but we know the importance of it, and we want to make it right. This will help guide us on budgeting issues pertaining to large infrastructure projects or equipment purchases. Ideally it will make for a more level and manageable capital reserve funding schedule.

This year we are rolling out a Community Paramedicine program in partnership with the hospital, updating our Hazard Mitigation Plan, and conducting a review of our Land Use Regulations. Our Selectboard meetings continue to be filmed and posted on Granite North TV's YouTube page. After being a mid-season replacement in July of 2021 we were picked up for a second season last year and are hoping to be renewed this year. Several local businesses have provided me with their logos so I can highlight them on my hats during the meetings. Any business that would like to be included just needs to contact me. All I need is your logo. I have the hats made, thank you Black Line Printing and Apparel for your help.

I could go on about our past accomplishments and future hurdles and still appreciate all the feedback from residents. I am glad people feel comfortable enough to speak openly and honestly about their ideas for the Town. This is often while visiting the Town Office but just as often while I am out and about in the community. We don't always get to hear the things we want to, including me, but I feel and hope that when the conversation ends there is a better understanding of each viewpoint and a better respect for one another. There truly is too much divisiveness in the World and I try to keep that out of our small Town.

I want to thank the incredible employees of the Town I have the honor to work with every day. It is a joy to work with them and we should all be very fortunate to be taken care of by them. I also want to thank the Selectboard for continuing to have trust and faith in me and finally to the residents, thank you for your support, criticisms and appreciation. I am humbled to be able to work for you.

Benjamin S. Gaetjens-Oleson
Town Manager

TOWN CLERK'S REPORT

Registration of Motor Vehicles	2020	2021	2021
Motor Vehicle Permit Fees Collected	\$734,311.50	\$760,375.97	\$770,535.25
NH Motor Vehicle	\$222,828.49	\$240,519.98	\$232,258.39
Municipal Agent Fees Collected	\$13,326.00	\$13,563.00	\$13,623.00
Motor Vehicle Waste Fees	\$11,902.50	\$11,965.00	\$11,927.50
Total Collected	\$982,368.49	\$1,026,423.95	\$1,028,344.14
Dog Licenses	\$3,993.50	\$5,020.00	\$5,921.50
Town Record Fees			
Automobile Title Applications	1,646.00	1,755.00	1,613.00
Recreation Vehicle Registrations	1,913.00	3,458.00	3,961.00
Municipal Agent Fees Collected	79.00	152.00	172.00
Renewal Fees	3,502.00	3,540.00	3,655.00
Boat Registrations	1,390.23	1,474.18	1,918.75
Municipal Agent Fees Collected	710.00	790.00	855.00
Certified Copies of Vital Records	10,891.50	12,300.00	10,455.00
UCC's	2,175.00	1,830.00	1,620.00
Marriage Intentions	1,700.00	1,350.00	1,800.00
Log Fees	582.50	434.00	405.00
Licenses and Fees	347.20	484.60	387.50
Total Collected	\$24,936.43	\$27,567.78	\$26,842.25
Total Remitted to the Treasurer	\$1,011,298.42	\$1,059,011.73	\$1,061,107.89

Elections - 2022 was a busy election year with 3 elections. All our elections went very smooth and I would like to thank the Lancaster voters for their cooperation at each election. The 2023 Town election and Annual Meeting will be held as usual at the Town Hall Auditorium on the 2nd Tuesday, March 14, 2023. Polls will be open from 8:00 a.m. and close at 7:00 p.m. with the Annual meeting immediately following at 7:30 p.m. Remember every vote does count! See you on election day!

Dogs - Don't forget to renew your dog's license by April 30th to avoid a penalty.

Motor Vehicles - Any motor vehicle whose manufacturer's model year is 2000 or newer requires a title. Titles that are mailed and returned to the State because a person has moved are kept forever. They are not forwarded. To locate a missing title you have to contact the Title Bureau. To help make your transaction more efficient, please have your renewal notice or previous registration with you when registering your vehicle. A government issued picture ID is required for all motor vehicle transactions. Many of the motor vehicle change/record request forms are available on the Department of Safety website.

Vitals - You can request a certified copy of vital records online through EVITALs. Go to the Town's website and go to the Town Clerk's page.

Visit the town's website at www.lancasternh.org where you will find lots of valuable information.

Respectfully submitted,

Charity M. Baker, Town Clerk

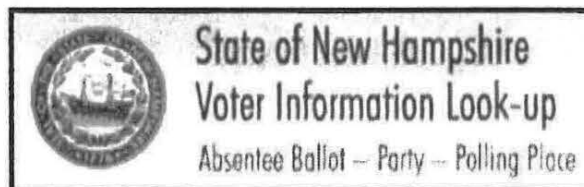
TRACK YOUR BALLOT

Voters: check your party, find your polling place, and more...

Absentee Voters

Track your ballots on:

<http://app.sos.nh.gov>





Roberts & Greene, PLLC

INDEPENDENT AUDITOR'S REPORT

To the Town Manager and Members of the Board of Selectmen
Town of Lancaster
Lancaster, New Hampshire 03584

Adverse and Unmodified Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town of Lancaster, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Adverse Opinion on Governmental and Business-type Activities

In our opinion, because of the effects of the matter discussed in the Basis for Adverse and Unmodified Opinions section of our report, the financial statements referred to above do not present fairly the financial position of the governmental and business-type activities of the Town of Lancaster, as of December 31, 2021, or the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions on Each Major Fund and Aggregate Remaining Fund Information

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of each major fund and the aggregate remaining fund information of the Town of Lancaster as of December 31, 2021, and the respective changes in financial position thereof and the budget to actual comparison for the General Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Adverse and Unmodified Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town, and to meet other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our adverse and unmodified audit opinions.

Matters Giving Rise to Adverse Opinion on Governmental and Business-Type Activities

As discussed in Note I.B.3. to the financial statements, management has not determined its liability or annual cost for postemployment benefits other than pensions (OPEB) in governmental and business-type activities. Accounting principles generally accepted in the United States of America require that management recognize OPEB expense for the required contributions and a liability for unpaid required contributions, which would increase the liabilities, decrease net position, and increase expenses of the governmental and business-type activities. The amount by which this departure would affect the liabilities, net position, and expenses of the governmental and business-type activities is not reasonably determinable.

47 Hall Street ■ Concord, NH 03301
603-856-8005 ■ 603-856-8431 (fax)
info@roberts-greene.com

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with governance regarding, among other matters, the planned scope and timing of the audit, any significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the pension information on pages 37 - 39 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The Town of Lancaster has not presented a management's discussion and analysis. Accounting principles generally accepted in the United States of America have determined that the management's discussion and analysis is necessary to supplement, but is not required to be part of, the basic financial statements.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Lancaster's basic financial statements. The combining and individual fund schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. They are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

December 22, 2022

Roberta Greene, PLLC

TAX COLLECTOR'S REPORT

The tax department offers the convenience of paying your property taxes, water & sewer online along with accessing a copy of your tax bill and assessment data. Visit our website - www.lancasternh.org. You can also sign up for paperless billing and receive your bill via email. To do so, contact the Tax Collector 603-788-3391 or taxcollector@lancasternh.org or through the tax payment kiosk when paying your bill online.

Assessment Data
Review Online

Property Taxes
Review/Pay Online

The following dates I would like to make the taxpayer aware of in the upcoming year:

- February Delinquent Notices will be mailed
- April Water Meters read the 1st week of April
Water/Sewer bill mailed the 2nd week of April
Delinquent notices due date is the 21st
Lien process begins with issuing an impending lien notice on any unpaid taxes after the delinquent due date
- May Due date on 1st Issue Water/Sewer bill
Impending lien notice due date is the 26th
Liens will be executed on the 26th on any unpaid delinquent taxes after the impending lien due date. Mortgage notices will be mailed within 60 days of this date
- June Issue 1st Issue Property Tax bill
- July Due date on 1st Issue Property Tax bill
Impending deed notices will be mailed to property owners and mortgage holders on any outstanding 2020 tax liens (2020 tax levy)
- August Execute tax collector's deeds on 18th on any outstanding 2020 tax liens (2020 tax levy) after the impending deed due date
- October Water Meters read 1st week of October
Water/Sewer bill mailed 2nd week of October
- November Issue 2nd Issue Property Tax bill
Due date on 2nd Issue Water/Sewer bill
- December Due date on 2nd Issue Property Tax bill

Respectfully submitted,

Charity Baker

Charity M. Baker
Tax Collector



Tax Collector's Report

For the period beginning and ending

This form is due **March 1st (Calendar Year) or September 1st (Fiscal Year)**

Instructions

Cover Page

- Specify the period begin and period end dates above
- Select the entity name from the pull down menu (County will automatically populate)
- Enter the year of the report
- Enter the preparer's information

For Assistance Please Contact:

NH DRA Municipal and Property Division
Phone: (603) 230-5090
Fax: (603) 230-5947
<http://www.revenue.nh.gov/mun-prop/>

ENTITY'S INFORMATION

Municipality: County: Report Year:

PREPARER'S INFORMATION

First Name Last Name

Street No. Street Name Phone Number

Email (optional)



Debits					
Uncollected Taxes Beginning of Year	Account	Levy for Year of this Report	Prior Levies (Please Specify Years)		
			Year: 2021	Year: 2020	Year: 2019
Property Taxes	3110		\$623,290.46		
Resident Taxes	3180				
Land Use Change Taxes	3120				
Yield Taxes	3185				
Excavation Tax	3187				
Other Taxes	3189		\$101,914.85		
Property Tax Credit Balance		(\$9,232.43)			
Other Tax or Charges Credit Balance					

Taxes Committed This Year	Account	Levy for Year of this Report	2021	Prior Levies
Property Taxes	3110	\$6,835,106.00		
Resident Taxes	3180			
Land Use Change Taxes	3120			
Yield Taxes	3185	\$15,749.22		
Excavation Tax	3187	\$2,757.20		
Other Taxes	3189	\$1,017,424.41	\$5,316.70	

Overpayment Refunds	Account	Levy for Year of this Report	2021	2020	2019
Property Taxes	3110	\$64,926.71			
Resident Taxes	3180				
Land Use Change Taxes	3120				
Yield Taxes	3185				
Excavation Tax	3187				
Interest and Penalties on Delinquent Taxes	3190	\$3,469.10	\$17,613.20		
Interest and Penalties on Resident Taxes	3190				
Total Debits		\$7,930,200.21	\$748,135.21	\$0.00	\$0.00



Credits				
Remitted to Treasurer	Levy for Year of this Report	2021	Prior Levies	
			2020	2019
Property Taxes	\$5,858,382.23	\$529,732.37		
Resident Taxes				
Land Use Change Taxes				
Yield Taxes	\$15,749.22			
Interest (Include Lien Conversion)	\$3,394.10	\$13,930.20		
Penalties	\$75.00	\$3,683.00		
Excavation Tax	\$2,757.20			
Other Taxes	\$918,207.65	\$75,381.20		
Conversion to Lien (Principal Only)		\$125,238.44		
Discounts Allowed				

Abatements Made	Levy for Year of this Report	2021	Prior Levies	
			2020	2019
Property Taxes	\$50,344.00	\$170.00		
Resident Taxes				
Land Use Change Taxes				
Yield Taxes				
Excavation Tax				
Other Taxes				
Current Levy Deeded	\$633.00			



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Uncollected Taxes - End of Year # 1080	Levy for Year of this Report	Prior Levies		
		2021	2020	2019
Property Taxes	\$991,055.95			
Resident Taxes				
Land Use Change Taxes				
Yield Taxes				
Excavation Tax				
Other Taxes	\$98,841.76			
Property Tax Credit Balance	(\$9,239.90)			
Other Tax or Charges Credit Balance				
Total Credits	\$7,930,200.21	\$748,135.21	\$0.00	\$0.00

For DRA Use Only	
Total Uncollected Taxes (Account #1080 - All Years)	\$1,080,657.81
Total Unredeemed Liens (Account #1110 - All Years)	\$189,686.53



Lien Summary

Summary of Debits

	Last Year's Levy	Prior Levies (Please Specify Years)		
		Year: 2021	Year: 2020	Year: 2019
Unredeemed Liens Balance - Beginning of Year			\$116,256.46	\$195,702.07
Liens Executed During Fiscal Year		\$134,120.46		
Interest & Costs Collected (After Lien Execution)		\$2,228.62	\$9,341.85	\$53,769.85
Total Debits	\$0.00	\$136,349.08	\$125,598.31	\$249,471.92

Summary of Credits

	Last Year's Levy	Prior Levies		
		2021	2020	2019
Redemptions		\$46,674.14	\$61,632.67	\$131,907.02
Interest & Costs Collected (After Lien Execution) #3190		\$2,228.62	\$9,341.85	\$53,769.85
Abatements of Unredeemed Liens				
Liens Deeded to Municipality		\$1,375.09	\$1,451.33	\$13,352.21
Unredeemed Liens Balance - End of Year #1110		\$86,071.23	\$53,172.46	\$50,442.84
Total Credits	\$0.00	\$136,349.08	\$125,598.31	\$249,471.92

For DRA Use Only

Total Uncollected Taxes (Account #1080 - All Years)	\$1,080,657.81
Total Unredeemed Liens (Account #1110 -All Years)	\$189,686.53



LANCASTER (247)

1. CERTIFY THIS FORM

Under penalties of perjury, I declare that I have examined the information contained in this form and to the best of my belief it is true, correct and complete.

Preparer's First Name

Preparer's Last Name

Date

Charity

Baker

1/13/23

2. SAVE AND EMAIL THIS FORM

Please save and e-mail the completed PDF form to your Municipal Bureau Advisor.

3. PRINT, SIGN, AND UPLOAD THIS FORM

This completed PDF form must be PRINTED, SIGNED, SCANNED, and UPLOADED onto the Municipal Tax Rate Setting Portal (MTRSP) at <http://proptax.org/nh/>. If you have any questions, please contact your Municipal Services Advisor.

PREPARER'S CERTIFICATION

Under penalties of perjury, I declare that I have examined the information contained in this form and to the best of my belief it is true, correct and complete.

Charity Baker Tax Collector
Preparer's Signature and Title



Lancaster
Summary Inventory of Valuation

Reports Required: RSA 21-J:34 as amended, provides for certification of valuations, appropriations, estimated revenues and such other information as the Department of Revenue Administration may require upon reports prescribed for that purpose.

Note: The values and figures provided represent the detailed values that are used in the city/towns tax assessments and sworn to uphold under Oath per RSA 75:7.

For assistance please contact:
NH DRA Municipal and Property Division
(603) 230-5090
<http://www.revenue.nh.gov/mun-prop/>

Jason Call (Northtown Associates)

Name	Position	Signature
Shane Beattie	Selectman	
Troy Merner	Selectman	
Leon Rideout	Selectman	

Name	Phone	Email
Benjamin Gaetjens-Oleson	603-788-3391	townmanager@lancasternh.org

Preparer's Signature



New Hampshire
Department of
Revenue Administration

2022
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Land Value Only		Acres	Valuation	
1A	Current Use RSA 79-A	24,590.91	\$1,696,764	
1B	Conservation Restriction Assessment RSA 79-B	1.25	\$164	
1C	Discretionary Easements RSA 79-C	0.00	\$0	
1D	Discretionary Preservation Easements RSA 79-D	1.01	\$8,700	
1E	Taxation of Land Under Farm Structures RSA 79-F	0.00	\$0	
1F	Residential Land	2,802.04	\$45,585,900	
1G	Commercial/Industrial Land	635.80	\$16,982,800	
1H	Total of Taxable Land	28,031.01	\$64,274,328	
1I	Tax Exempt and Non-Taxable Land	2,856.88	\$9,335,500	
Buildings Value Only		Structures	Valuation	
2A	Residential	0	\$151,096,048	
2B	Manufactured Housing RSA 674:31	0	\$4,300,400	
2C	Commercial/Industrial	0	\$50,671,000	
2D	Discretionary Preservation Easements RSA 79-D	10	\$26,252	
2E	Taxation of Farm Structures RSA 79-F	0	\$0	
2F	Total of Taxable Buildings	0	\$206,093,700	
2G	Tax Exempt and Non-Taxable Buildings	0	\$38,374,800	
Utilities & Timber			Valuation	
3A	Utilities		\$14,605,200	
3B	Other Utilities		\$0	
4	Mature Wood and Timber RSA 79:5		\$0	
5	Valuation before Exemption		\$284,973,228	
Exemptions		Total Granted	Valuation	
6	Certain Disabled Veterans RSA 72:36-a	0	\$0	
7	Improvements to Assist the Deaf RSA 72:38-b v	0	\$0	
8	Improvements to Assist Persons with Disabilities RSA 72:37-a	0	\$0	
9	School Dining/Dormitory/Kitchen Exemption RSA 72:23-IV	0	\$0	
10A	Non-Utility Water & Air Pollution Control Exemption RSA 72:12	0	\$0	
10B	Utility Water & Air Pollution Control Exemption RSA 72:12-a	0	\$0	
11	Modified Assessed Value of All Properties		\$284,973,228	
Optional Exemptions		Amount Per	Total	Valuation
12	Blind Exemption RSA 72:37	\$15,000	1	\$15,000
13	Elderly Exemption RSA 72:39-a,b	\$0	7	\$168,400
14	Deaf Exemption RSA 72:38-b	\$0	0	\$0
15	Disabled Exemption RSA 72:37-b	\$0	0	\$0
16	Wood Heating Energy Systems Exemption RSA 72:70	\$0	0	\$0
17	Solar Energy Systems Exemption RSA 72:62	\$0	24	\$282,700
18	Wind Powered Energy Systems Exemption RSA 72:66	\$0	0	\$0
19	Additional School Dining/Dorm/Kitchen Exemptions RSA 72:23	\$0	0	\$0
19A	Electric Energy Storage Systems RSA 72:85	\$0	0	\$0
19B	Renewable Generation Facilities & Electric Energy Systems	\$0	0	\$0
20	Total Dollar Amount of Exemptions			\$466,100
21A	Net Valuation			\$284,507,128
21B	Less TIF Retained Value			\$0
21C	Net Valuation Adjusted to Remove TIF Retained Value			\$284,507,128
21D	Less Commercial/Industrial Construction Exemption			\$230,600
21E	Net Valuation Adjusted to Remove TIF Retained Value and Comm/Ind Construction			\$284,276,528
22	Less Utilities			\$14,605,200
23A	Net Valuation without Utilities			\$269,901,928
23B	Net Valuation without Utilities, Adjusted to Remove TIF Retained Value			\$269,901,928



Utility Value Appraisers

New Hampshire Department of Revenue Administration					
George Sansoucy					
The municipality DOES NOT use DRA utility values. The municipality IS NOT equalized by the ratio.					
Electric Company Name	Distr.	Distr. (Other)	Gen.	Trans.	Valuation
PSNH DBA EVERSOURCE ENERGY	\$7,227,100	\$5,595,300	\$0	\$0	\$12,822,400
	\$7,227,100	\$5,595,300	\$0	\$0	\$12,822,400
Gas Company Name	Distr.	Distr. (Other)	Gen.	Trans.	Valuation
PORTLAND NATURAL GAS TRANSMISSION SYSTEM	\$0	\$194,400	\$0	\$0	\$194,400
PORTLAND PIPE LINE CORPORATION	\$0	\$1,588,400	\$0	\$0	\$1,588,400
	\$0	\$1,782,800	\$0	\$0	\$1,782,800



New Hampshire
Department of
Revenue Administration

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Veteran's Tax Credits	Limits	Number	Est. Tax Credits
Veterans' Tax Credit RSA 72:28	\$100	115	\$11,500
Surviving Spouse RSA 72:29-a	\$700	0	\$0
Tax Credit for Service-Connected Total Disability RSA 72:35	\$1,400	18	\$25,200
All Veterans Tax Credit RSA 72:28-b	\$100	6	\$600
Combat Service Tax Credit RSA 72:28-c	\$0	0	\$0
		139	\$37,300

Deaf & Disabled Exemption Report

Deaf Income Limits		Deaf Asset Limits	
Single	\$0	Single	\$0
Married	\$0	Married	\$0

Disabled Income Limits		Disabled Asset Limits	
Single	\$0	Single	\$0
Married	\$0	Married	\$0

Elderly Exemption Report

First-time Filers Granted Elderly Exemption for the Current Tax Year

Age	Number
65-74	0
75-79	1
80+	0

Total Number of Individuals Granted Elderly Exemptions for the Current Tax Year and Total Number of Exemptions Granted

Age	Number	Amount	Maximum	Total
65-74	1	\$20,000	\$20,000	\$15,900
75-79	3	\$25,000	\$75,000	\$62,500
80+	3	\$30,000	\$90,000	\$90,000
	7		\$185,000	\$168,400

Income Limits	
Single	\$18,400
Married	\$26,400

Asset Limits	
Single	\$35,000
Married	\$35,000

Has the municipality adopted an exemption for Electric Energy Systems? (RSA 72:85)

Granted/Adopted? No Properties:

Has the municipality adopted an exemption for Renewable Gen. Facility & Electric Energy Storage? (RSA 72:87)

Granted/Adopted? No Properties:

Has the municipality adopted Community Tax Relief Incentive? (RSA 79-E)

Granted/Adopted? Yes Structures: 2

Has the municipality adopted Taxation of Certain Chartered Public School Facilities? (RSA 79-H)

Granted/Adopted? No Properties:

Has the municipality adopted Taxation of Qualifying Historic Buildings? (RSA 79-G)

Granted/Adopted? No Properties:

Has the municipality adopted the optional commercial and industrial construction exemption? (RSA 72:76-78 or RSA 72:80-83)

Granted/Adopted? Yes Properties: 1
Percent of assessed value attributable to new construction to be exempted: 1
Total Exemption Granted: \$230,600

Has the municipality granted any credits under the low-income housing tax credit tax program? (RSA 75:1-a)

Granted/Adopted? No Properties:
Assessed value prior to effective date of RSA 75:1-a:
Current Assessed Value:



Current Use RSA 79-A	Total Acres	Valuation
Farm Land	4,273.96	\$908,765
Forest Land	11,604.61	\$534,943
Forest Land with Documented Stewardship	7,959.18	\$240,290
Unproductive Land	351.20	\$5,951
Wet Land	401.96	\$6,815
	24,590.91	\$1,696,764

Other Current Use Statistics

Total Number of Acres Receiving 20% Rec. Adjustment	Acres:	9,195.08
Total Number of Acres Removed from Current Use During Current Tax Year	Acres:	0.00
Total Number of Owners in Current Use	Owners:	339
Total Number of Parcels in Current Use	Parcels:	655

Land Use Change Tax

Gross Monies Received for Calendar Year		\$14,610
Conservation Allocation	Percentage: 10.00%	Dollar Amount: \$0
Monies to Conservation Fund		\$1,461
Monies to General Fund		\$13,149

Conservation Restriction Assessment Report RSA 79-B

	Acres	Valuation
Farm Land	0.00	\$0
Forest Land	1.25	\$164
Forest Land with Documented Stewardship	0.00	\$0
Unproductive Land	0.00	\$0
Wet Land	0.00	\$0
	1.25	\$164

Other Conservation Restriction Assessment Statistics

Total Number of Acres Receiving 20% Rec. Adjustment	Acres:	0.00
Total Number of Acres Removed from Conservation Restriction During Current Tax Year	Acres:	0.00
Owners in Conservation Restriction	Owners:	1
Parcels in Conservation Restriction	Parcels:	1



Discretionary Easements RSA 79-C	Acres	Owners	Assessed Valuation
	0.00	0	\$0

Taxation of Farm Structures and Land Under Farm Structures RSA 79-F				
Number Granted	Structures	Acres	Land Valuation	Structure Valuation
0	0	0.00	\$0	\$0

Discretionary Preservation Easements RSA 79-D					
	Owners	Structures	Acres	Land Valuation	Structure Valuation
	3	10	1.01	\$8,700	\$26,252

Map	Lot	Block	%	Description
000R27	000002	000000	25	79-D HISTORIC BARN
000R27	000002	000000	25	79-D HISTORIC BARN
000P10	000067	000000	75	79-D HISTORIC BARN
000P10	000067	000000	75	79-D HISTORIC BARN
000R16	000048	000000	75	79-D HISTORIC BARN
000R16	000048	000000	75	79-D HISTORIC BARN
000R16	000048	000000	75	79-D HISTORIC BARN
000R16	000048	000000	75	79-D HISTORIC BARN
000R16	000048	000000	75	79-D HISTORIC BARN
000R16	000048	000000	75	79-D HISTORIC BARN

Tax Increment Financing District	Date	Original	Unretained	Retained	Current
<i>This municipality has no TIF districts.</i>					

Revenues Received from Payments in Lieu of Tax	Revenue	Acres
State and Federal Forest Land, Recreational and/or land from MS-434, account 3356 and 3357	\$0.00	0.00
White Mountain National Forest only, account 3186	\$4,432.00	0.00

Payments in Lieu of Tax from Renewable Generation Facilities (RSA 72:74)	Amount
<i>This municipality has not adopted RSA 72:74 or has no applicable PILT sources.</i>	

Other Sources of Payments in Lieu of Taxes (MS-434 Account 3186)	Amount
MCKEE INN LIMITED PARTNER	\$35,000
WEEKS HOSPITAL	\$19,500
SNHS MANAGEMENT CORPORATI	\$18,000
TRI-COUNTY COMMUNITY ACTION	\$2,500
	\$75,000

Notes

Fund Balance Retention

Enterprise Funds and Current Year Bonds	\$1,383,263
General Fund Operating Expenses	\$11,210,553
Final Overlay	\$64,181

DRA has provided a reference range of fund balance retention amounts below. Please utilize these ranges in the determination of the adequacy of your municipality's unrestricted fund balance, as currently defined in GASB Statement 54. Retention amounts, as part of the municipality's stabilization fund policy [1], should be assessed dependent upon your governments own long-term forecasts and special circumstances. Please note that current best practices published by GFOA recommend, at a minimum, that "...general purpose governments, regardless of size, maintain unrestricted fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures." [2],[3]

[1] The National Advisory Council on State and Local Budgeting (NACSLB), (1998), *Framework for Improved State and Local Government Budgeting: Recommended Budget Practices (4.1)*, pg. 17.

[2] Government Finance Officers Association (GFOA), (2009), *Best Practice: Determining the Appropriate Level of Unrestricted Fund Balance in the General Fund*.

[3] Government Finance Officers Association (GFOA), (2011), *Best Practice: Replenishing General Fund Balance*.

2022 Fund Balance Retention Guidelines: Lancaster	
Description	Amount
Current Amount Retained (14.78%)	\$1,657,124
17% Retained <i>(Maximum Recommended)</i>	\$1,905,794
10% Retained	\$1,121,055
8% Retained	\$896,844
5% Retained <i>(Minimum Recommended)</i>	\$560,528



Tax Rate Breakdown Lancaster

Municipal Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Municipal	\$2,891,032	\$284,276,528	\$10.16
County	\$1,255,824	\$284,507,128	\$4.41
Local Education	\$2,398,941	\$284,276,528	\$8.44
State Education	\$346,185	\$269,901,928	\$1.28
Total	\$6,891,982		\$24.29

Village Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Total	\$0		\$0.00

Tax Commitment Calculation	
Total Municipal Tax Effort	\$6,891,982
War Service Credits	(\$37,300)
Village District Tax Effort	\$0
Total Property Tax Commitment	\$6,854,682

 Sam Greene Director of Municipal and Property Division New Hampshire Department of Revenue Administration	11/30/2022
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Appropriations and Revenues

Municipal Accounting Overview

Description	Appropriation	Revenue
Total Appropriation	\$8,592,866	
Net Revenues (Not Including Fund Balance)		(\$5,215,900)
Fund Balance Voted Surplus		(\$587,415)
Fund Balance to Reduce Taxes		\$0
War Service Credits	\$37,300	
Special Adjustment	\$0	
Actual Overlay Used	\$64,181	
Net Required Local Tax Effort	\$2,891,032	

County Apportionment

Description	Appropriation	Revenue
Net County Apportionment	\$1,255,824	
Net Required County Tax Effort	\$1,255,824	

Education

Description	Appropriation	Revenue
Net Local School Appropriations	\$0	
Net Cooperative School Appropriations	\$6,760,949	
Net Education Grant		(\$4,015,823)
Locally Retained State Education Tax		(\$346,185)
Net Required Local Education Tax Effort	\$2,398,941	
State Education Tax	\$346,185	
State Education Tax Not Retained	\$0	
Net Required State Education Tax Effort	\$346,185	

Valuation

Municipal (MS-1)

Description	Current Year	Prior Year
Total Assessment Valuation with Utilities	\$284,507,128	\$282,356,582
Total Assessment Valuation without Utilities	\$269,901,928	\$267,082,482
Commercial/Industrial Construction Exemption	\$230,600	\$230,600
Total Assessment Valuation with Utilities, Less Commercial/Industrial Construction Exemption	\$284,276,528	\$282,125,982

Village (MS-1V)

Description	Current Year
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Lancaster

Tax Commitment Verification

2022 Tax Commitment Verification - RSA 76:10 II

Description	Amount
Total Property Tax Commitment	\$6,854,682
1/2% Amount	\$34,273
Acceptable High	\$6,888,955
Acceptable Low	\$6,820,409

If the amount of your total warrant varies by more than 1/2%, the MS-1 form used to calculate the tax rate might not be correct. The tax rate will need to be recalculated. Contact your assessors immediately and call us at 603.230.5090 before you issue the bills. See RSA 76:10, II

Commitment Amount	6,834,941
Less amount for any applicable Tax Increment Financing Districts (TIF)	_____
Net amount after TIF adjustment	6,834,941

Under penalties of perjury, I verify the amount above was the 2022 commitment amount on the property tax warrant.

Tax Collector/Deputy Signature: <i>Clarity Baker</i>	Date: <i>12/1/22</i>
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Requirements for Semi-Annual Billing

Pursuant to RSA 76:15-a

76:15-a Semi-Annual Collection of Taxes in Certain Towns and Cities - I. Taxes shall be collected in the following manner in towns and cities which adopt the provisions of this section in the manner set out in RSA 76:15-b. A partial payment of the taxes assessed on April 1 in any tax year shall be computed by taking the prior year's assessed valuation times 1/2 of the previous year's tax rate; provided, however, that whenever it shall appear to the selectmen or assessors that certain individual properties have physically changed in valuation, they may use the current year's appraisal times 1/2 the previous year's tax rate to compute the partial payment.

Lancaster	Total Tax Rate	Semi-Annual Tax Rate
Total 2022 Tax Rate	\$24.29	\$12.15

Associated Villages

NOTES





TOWN OF LANCASTER TAX RATES



<u>YEAR</u>	<u>TOTAL</u>	<u>TOWN</u>	<u>COUNTY</u>	<u>SCHOOL</u>	<u>STATE</u>
1981	\$6.27	\$1.56	\$4.24	\$0.47	
1982	\$7.37	\$1.97	\$4.82	\$0.58	
1983	\$7.92	\$1.43	\$5.90	\$0.59	
1984	\$7.26	\$1.22	\$5.46	\$0.58	
1985	\$6.78	\$1.27	\$4.88	\$0.63	
1986	\$7.07	\$1.43	\$5.07	\$0.57	
1987	\$6.52	\$1.88	\$3.82	\$0.82	
1988	\$17.05	\$5.46	\$2.33	\$9.26	Re-evaluation
1989	\$21.10	\$5.52	\$2.54	\$13.04	
1990	\$23.05	\$5.58	\$2.30	\$15.17	
1991	\$22.20	\$6.25	\$2.42	\$13.53	
1992	\$24.18	\$6.24	\$2.74	\$15.20	
1993	\$30.78	\$7.66	\$3.48	\$19.64	Trend Factoring
1994	\$30.34	\$7.63	\$2.93	\$19.78	
1995	\$30.34	\$7.63	\$3.24	\$19.47	
1996	\$32.10	\$8.15	\$3.50	\$20.45	
1997	\$34.85	\$8.22	\$3.86	\$22.77	
1998	\$34.85	\$8.20	\$3.91	\$22.74	
1999	\$26.70	\$8.87	\$3.98	\$7.01	\$6.84
2000	\$29.24	\$8.58	\$3.78	\$10.11	\$6.77
2001	\$29.50	\$8.65	\$4.13	\$9.98	\$6.74
2002	\$33.16	\$9.65	\$4.60	\$12.50	\$6.41
2003	\$24.58	\$7.69	\$3.36	\$10.19	\$3.34
2004	\$24.58	\$7.08	\$4.19	\$10.69	\$2.62
2005	\$22.88	\$6.90	\$3.59	\$9.64	\$2.75
2006	\$24.43	\$7.25	\$3.99	\$10.52	\$2.67
2007	\$23.17	\$7.15	\$3.80	\$9.53	\$2.69
2008	\$19.51	\$5.99	\$3.89	\$7.47	\$2.16
2009	\$18.08	\$7.03	\$3.48	\$5.27	\$2.30
2010	\$18.52	\$7.75	\$3.54	\$5.05	\$2.18
2011	\$18.53	\$7.29	\$4.01	\$5.02	\$2.21
2012	\$20.73	\$7.94	\$4.18	\$6.41	\$2.20
2013	\$23.35	\$9.32	\$4.05	\$7.74	\$2.24
2014	\$23.40	\$9.10	\$4.63	\$7.53	\$2.14
2015	\$27.49	\$9.80	\$4.72	\$10.64	\$2.33
2016	\$25.61	\$9.06	\$4.26	\$10.01	\$2.28
2017	\$26.34	\$9.64	\$4.70	\$9.98	\$2.02
2018	\$26.16	\$9.48	\$4.45	\$10.15	\$2.08
2019	\$24.90	\$9.49	\$4.65	\$8.92	\$1.84
2020	\$24.74	\$9.73	\$4.68	\$8.44	\$1.89
2021	\$26.19	\$10.68	\$4.34	\$9.24	\$1.93
2022	\$24.29	\$10.16	\$4.41	\$8.44	\$1.28

SCHEDULE OF TOWN PROPERTY

<u>MAP/LOT</u>	<u>DESCRIPTION</u>
P11-003	Town Hall, 25 Main Street Fire Station, 10 Mechanic Street Highway Garage, 16-18 Mechanic Street
P11-031	Police Station, 11 Mechanic Street
P11-026	Lancaster EMS Building, 19 Mechanic Street
P06-082	Weeks Memorial Library, 128 Main Street
R13-063	Water Treatment Plant, 300 Pleasant Valley Road
P06-051	Col. Town Recreation, 16 High Street
R13-031	Col. Town Community Camp, 38 Community Camp Road
R09-068	Transfer Station, 121 Water Street Main Pump Station, 60 Heath Street
R09-065	Lagoons & Chlorine Building, 140 & 150 Water Street
R10-065	Salt Shed & Reservoir, 106 Prospect Street
R01-019	Water Tank, Industrial Park Road
R01-017	Pump Station, 673 Main Street
P01-004	Pump Station, 458 Main Street
P07-070	Pump Station, 55-59 Middle Street
R11-055	Pump Station, 55 Grange Road Pump Station, North Road Pump Station, Indian Brook, Summer Street
P05-058	Summer Street Cemetery Entrance
P05-064-B1	50 Depot Street – (Tax Deed)
P05-066-B1	44 Depot Street – (Tax Deed)
P06-001	Centennial Park, Main Street
P06-043	Wilder Cemetery, Main Street
P06-048	Cross Park, Main Street
P06-070	Summer Street Cemetery, 89 Summer Street
P06-071	Summer Street (Cemetery)
P07-004	Municipal Parking Lot, Main Street
P07-005	Welcome Center, 25 Park Street
P07-007, 008 & 013	Municipal Parking Lot, Canal Street
P07-019	Fire Museum, 30 Park Street
P07-085	Drew Park, 109 Main Street
P07-120	Municipal Parking Lot, Bunker Hill Street
P11-035	Soldiers Park, Main Street
P12-023	Riverside Drive (Ice Retention Dam)
P14-028	Holton Park
P14-029	Holton Park
P14-037	Holton Park
R01-015	Industrial Park
R01-048	Pines, Main Street
R04-006	Island in Israel River
R04-008	Main Street – B&M RR
R04-034	School Street, behind Courthouse
R05-001	Town Forest, Causeway Street
R10-032	Riverside Drive
R11-056	Grange Road
R12-001	Pleasant Valley Road
R26-027	111 Martin Meadow Pond Boat Access
R27-009	Prospect Street
R28-004	Martin Meadow Pond Cemetery, Martin Meadow Pond Road

INVENTORY OF MUNICIPAL EQUIPMENT

HIGHWAY

1965 Joy Compressor
1992 Compactor
1993 Homemade Cold Patch Trailer
2003 Power Eagle Pressure Washer
2005 International 7400 Dump Truck
2005 Exmark Mower
2009 Sterling L8500 Dump Truck
2010 Sterling Dump Truck
2010 John Deere Excavator
2011 HUDS Trailer
2013 John Deere Loader/Backhoe
2014 Wells Cargo Trailer
2015 John Deere Grader
2017 Western 4700SF Dump Truck
2017 Elgin Sweeper
2017 Chevrolet Pickup
2019 Prinoth Sidewalk Plow
2020 John Deere Loader
2022 Ford F600
2023 Western 4700 Dump Truck
Gravely Mower
- 5000 Watt Generator

WATER & SEWER

1994 Trench Box
1995 Load Rite Trailer
2000 Mack Dump Truck
2002 Muffin Auger Monster
2003 Wells Utility Trailer
2010 Ingersoll Air Compressor
2013 Ford F250 Pickup
2019 GMC 3500
2020 Power Jet Sewer Machine
2021 Sure-Trac Trailer
2022 GMC Pickup

POLICE

2008 Ingersoll Rand Light Tower
2017 Ford Expedition – Cruiser
2019 Ford Explorer – Cruiser
2021 Ford Explorer – Cruiser
2010 Box Utility Trailer

FIRE DEPARTMENT

1930 Hose Cart
1934 Maxim Pumper
1984 Snowcraft Trailer
1996 Carmate Trailer
1998 Freightliner Rescue Van
2002 Polaris 6x6
2003 Newman Pumper
2009 Newman Ladder Truck
2011 International Tanker
2011 Look Trailer
2013 Ford E450 Ambulance
2013 Ford Explorer
2013 HME Pumper
2016 Ford F250 Pickup
2017 Ford E350 Ambulance
2017 Ford Transit Ambulance
2019 Ford Transit Ambulance
2020 Ford Transit Ambulance

TRANSFER STATION

2004 MSW Trash Compactor
2005 Volvo L50E Wheel Loader
2010 Bobcat Skidsteer
2010 Demogrinder
2022 PTR Pre-Crusher
- Box Trailers (6 units)
- Compactor Cans (2)
- Shipping Containers (10)
- Balers (4)
- Oil Filter Crusher
- Waste Oil Furnace

COL. TOWN RECREATION

1987 Ford Tractor
2007 Polaris Sportsman
2010 Exmark Mower
2010 Kioti CK30 Tractor
2016 Ford Pickup
2018 Skag Patriot

CEMETERY

2013 Gravely Mower
2016 Gravely Mower
2022 Gravely Mower

TOWN OF LANCASTER
Financial Report
FOR THE YEAR ENDED DECEMBER 31, 2022

DETAILED STATEMENT OF REVENUES:

	<u>APPROPRIATIONS</u>	<u>YEAR-TO-DATE</u>	<u>UNDER (OVER)</u>
<u>Taxes:</u>			
Property Tax	\$ -	\$ 6,768,546.37	(\$6,768,546.37)
Property Tax Abatements	\$ -	(\$391.00)	\$ 391.00
Payment in Lieu of Taxes	\$ 79,432.00	\$ 38,093.41	\$ 41,338.59
Land Use Change Tax	\$ -	\$ -	\$ -
Yield Taxes	\$ 13,500.00	\$ 15,749.22	(\$2,249.22)
Interest & Penalties	\$ 70,000.00	\$ 79,973.79	(\$9,973.79)
Excavation Tax	\$ 2,700.00	\$ 2,790.75	(\$90.75)
Total Taxes	\$ 165,632.00	\$6,904,762.54	(\$6,739,130.54)
<u>Intergovernmental Revenues:</u>			
Highway Block Grants	\$ 104,052.00	\$ 195,883.55	(\$91,831.55)
NH DOT Bridges Fund	\$ -	\$ 135,172.03	(\$135,172.03)
Railroad Tax	\$ -	\$ 102.46	(\$102.46)
Room & Meals Tax	\$ 181,189.00	\$ 282,741.67	(\$101,552.67)
Other Governmental Revenue	\$ -	\$ 9,839.85	(\$9,839.85)
Total Intergovernmental Revenue	\$ 285,241.00	\$ 623,739.56	(\$338,498.56)
<u>Special Grants for Projects:</u>			
LFRF Tranch	\$ -	\$ 170,382.41	(\$170,382.41)
Mural Project	\$ -	\$ 6,840.00	(\$6,840.00)
Lighting Rebate	\$ -	\$ 4,106.25	(\$4,106.25)
Business Loan Reimbursements	\$ -	\$ 24,053.12	(\$24,053.12)
Col Town Recreation--Playground Project	\$ -	\$ -	\$ -
Coronavirus Emergency	\$ -	\$ 18,000.00	(\$18,000.00)
Water Asset Management #2	\$ -	\$ 8,808.53	(\$8,808.53)
MIH Program Reimbursements	\$ -	\$ -	\$ -
EMS Special Details	\$ -	\$ -	\$ -
FDG--Equipment	\$ -	\$ 564.43	(\$564.43)
Total Special Grants	\$ -	\$ 232,754.74	(\$232,754.74)
<u>Income from Departments:</u>			
Motor Vehicle Permits Fees	\$ 745,690.00	\$ 770,535.25	(\$24,845.25)
Town Clerk Fees	\$ 30,780.00	\$ 36,781.75	(\$6,001.75)
Town Office Revenues	\$ 13,120.00	\$ 15,972.82	(\$2,852.82)
Lancaster Conservation Commission	\$ 2,000.00	\$ -	\$ 2,000.00
Planning & Zoning	\$ 3,522.00	\$ 6,183.23	(\$2,661.23)
Police Department	\$ 51,155.00	\$ 64,264.97	(\$13,109.97)
Police Department--Lancaster Fair	\$ 25,000.00	\$ 22,699.20	\$ 2,300.80
EMS	\$ 1,500,000.00	\$ 1,621,806.48	(\$121,806.48)
Fire Department	\$ 3,543.00	\$ 3,542.76	\$ 0.24
Highways & Streets	\$ 15,513.00	\$ 15,276.48	\$ 236.52
Solid Waste Transfer Station	\$ 224,122.00	\$ 241,764.99	(\$17,642.99)
Water Department	\$ 586,579.00	\$ 547,919.55	\$ 38,659.45
Sanitation Department	\$ 560,682.00	\$ 518,716.85	\$ 41,965.15
Lancaster Municipal Cemeteries	\$ 28,050.00	\$ 55,374.87	(\$27,324.87)
William D. Weeks Memorial Library	\$ 58,072.00	\$ 61,586.13	(\$3,514.13)
Col Town Spending Committee	\$ 297,003.00	\$ 362,704.43	(\$65,701.43)
Motor Vehicle Waste Fees Fund	\$ 9,500.00	\$ 9,771.19	(\$271.19)
5 Cents Cans	\$ 15,100.00	\$ 14,829.50	\$ 270.50
Total Income from Departments	\$ 4,169,431.00	\$ 4,369,730.45	(\$200,299.45)
<u>Miscellaneous Revenues:</u>			
Insurance--Kent Fountain	\$ -	\$ 43,518.48	(\$43,518.48)
Interest	\$ 5,000.00	\$ 8,880.83	(\$3,880.83)

Notes & Bonds	\$ -	\$ -	\$ -
Sale of Town Property	\$ 2,000.00	\$ -	\$ 2,000.00
Sale of Town Equipment	\$ 1,000.00	\$ 5,100.00	(\$4,100.00)
Sale of Town Timber	\$ -	\$ 17,231.99	(\$17,231.99)
Capital Reserve Funds	\$ 219,129.00	\$ 100,749.42	\$ 118,379.58
Total Miscellaneous Revenues	<u>\$ 227,129.00</u>	<u>\$ 175,480.72</u>	<u>\$51,648.28</u>
TOTAL APPROPRIATIONS & REVENUES	<u>\$ 4,847,433.00</u>	<u>\$ 12,306,468.01</u>	<u>(\$7,459,035.01)</u>

DETAILED STATEMENT OF EXPENDITURES:

	<u>APPROPRIATIONS</u>	<u>YEAR-TO-DATE</u>	<u>UNDER (OVER)</u>
<u>General Government:</u>			
Executive	\$ 144,758.00	\$ 145,907.83	(\$1,149.83)
Election, Registration & Vital	\$ 90,652.00	\$ 85,688.50	\$ 4,963.50
Financial Administration	\$ 318,035.00	\$ 300,115.20	\$ 17,919.80
Legal Expenses	\$ 35,000.00	\$ 12,485.82	\$ 22,514.18
Personnel Administration	\$ 104,577.00	\$ 103,989.12	\$ 587.88
Small Business Loans	\$ -	\$ 5,169.19	(\$5,169.19)
Open Space Inst. Grant	\$ -	\$ 2,973.60	(\$2,973.60)
Mural Project	\$ -	\$ 9,399.04	(\$9,399.04)
Col Town F Playground Improvements	\$ -	\$ 3,098.00	(\$3,098.00)
Water Assest Management #2	\$ -	\$ 13,501.60	(\$13,501.60)
Dept of Justice--Ventilator	\$ -	\$ 46,494.91	(\$46,494.91)
Ventilator	\$ -	\$ 24,032.56	(\$24,032.56)
Planning & Zoning	\$ 85,585.00	\$ 83,805.42	\$1,779.58
General Government Buildings	\$ 47,300.00	\$ 51,093.87	(\$3,793.87)
Lancaster Municipal Cemeteries	\$ 63,289.00	\$ 68,136.38	(\$4,847.38)
Insurance & Bonds	\$ 8,352.00	\$ 97,108.60	(\$88,756.60)
Advertising & Regional Association	\$ 56,640.00	\$ 62,896.00	(\$6,256.00)
Total General Government	<u>\$ 954,188.00</u>	<u>\$ 1,115,895.64</u>	<u>(\$161,707.64)</u>
<u>Public Safety:</u>			
Police Department	\$ 987,094.00	\$ 881,231.86	\$ 105,862.14
Police Department--Fair	\$ 25,000.00	\$ 19,497.38	\$ 5,502.62
EMS	\$ 1,366,180.00	\$ 1,347,759.61	\$ 18,420.39
MIH Paramedic	\$ -	\$ -	\$ -
EMS--Special Details	\$ -	\$ -	\$ -
Fire Department	\$ 286,531.00	\$ 279,738.53	\$ 6,792.47
Safety Committee	\$ 1,000.00	\$ -	\$ 1,000.00
Total Public Safety	<u>\$ 2,665,805.00</u>	<u>\$ 2,528,227.38</u>	<u>\$ 137,577.62</u>
<u>Highways & Streets:</u>			
Highways & Streets	\$ 1,124,923.00	\$ 1,084,177.97	\$ 40,745.03
Vehicles Fuel	\$ -	\$ -	\$ -
Street Lightings	\$ 25,000.00	\$ 21,608.72	\$ 3,391.28
Total Highways & Streets	<u>\$ 1,149,923.00</u>	<u>\$ 1,105,786.69</u>	<u>\$ 44,136.31</u>
<u>Solid Waste, Water & Sanitation Departments:</u>			
Solid Waste Transfers Station	\$ 472,890.00	\$ 452,834.10	\$ 20,055.90
Water Department	\$ 611,579.00	\$ 598,221.63	\$ 13,357.37
Sanitation Department	\$ 810,682.00	\$ 804,759.68	\$ 5,922.32
Total Solid Waste, Water & Sanitation Depts	<u>\$ 1,895,151.00</u>	<u>\$ 1,855,815.41</u>	<u>\$ 39,335.59</u>
<u>Health Administration:</u>			
Health Officer & Expenses	\$ 1,500.00	\$ 802.91	\$ 697.09
Animal Control	\$ 600.00	\$ 300.00	\$ 300.00
Health Agencies & Hospitals	\$ 23,912.00	\$ 23,912.00	\$ -
Total Health Administration	<u>\$ 26,012.00</u>	<u>\$ 25,014.91</u>	<u>\$ 997.09</u>

Welfare:

Town Welfare	\$ 50,000.00	\$ 20,146.34	\$ 29,853.66
Court Appointed Special Advocate	\$ 1,000.00	\$ 1,000.00	\$ -
Tri-County Community Action	\$ 8,150.00	\$ 8,150.00	\$ -
Caleb Caregivers	\$ 6,000.00	\$ 6,000.00	\$ -
American Red Cross	\$ 1,600.00	\$ 1,600.00	\$ -
Center for New Beginnings	\$ 1,000.00	\$ 1,000.00	\$ -
Backpack Program	\$ 2,000.00	\$ 2,000.00	\$ -
Andros Valley Home Care	\$ 8,000.00	\$ 8,000.00	\$ -
Total Welfare	\$ 77,750.00	\$ 47,896.34	\$ 29,853.66

Culture & Recreation:

Motor Vehicles Waste Fees/5 Cents Cans	\$ 24,600.00	\$ 13,815.44	\$ 10,784.56
Lancaster Conservation Commission	\$ 6,428.00	\$ 6,203.66	\$ 224.34
Skating Rink	\$ 5,000.00	\$ 5,645.42	(\$645.42)
Mt. Prospect Ski Club	\$ 2,500.00	\$ 2,500.00	\$ -
Park Maintenance	\$ 30,000.00	\$ 29,854.09	\$ 145.91
Town Band	\$ 2,500.00	\$ 2,500.00	\$ -
Main Street Beautification	\$ -	\$ -	\$ -
Col Town Recreation	\$ 465,308.00	\$ 460,150.85	\$ 5,157.15
Patriotic Purposes	\$ 1,000.00	\$ 250.00	\$ 750.00
Town Events	\$ 2,000.00	\$ -	\$ 2,000.00
Mt Washington Regional Airport	\$ -	\$ -	\$ -
William D. Weeks Memorial Library	\$ 301,451.00	\$ 261,470.18	\$ 39,980.82
Total Culture & Recreation	\$ 840,787.00	\$ 782,389.64	\$ 58,397.36

Debt Service:

Long Term Notes & Bonds (P/I)	\$ 21,706.00	\$ 21,704.36	\$ 1.64
Interest Abatement	\$ -	\$ -	\$ -
Total Debt Service	\$ 21,706.00	\$ 21,704.36	\$ 1.64

Capital Outlay & Special Projects:

H&S--New Truck/Plow	\$ 239,000.00	\$ 239,000.00	\$ -
SWD--Demo Grinder	\$ 65,000.00	\$ 42,632.98	\$ 22,367.02
EMS--New Ambulances	\$ 242,000.00	\$ 241,385.70	\$ 614.30
H&S--Sidewalk Plow	\$ 69,129.00	\$ 69,128.04	\$ 0.96
WW Master Plan/Asset Management	\$ -	\$ 84.00	(\$84.00)
EMS--Cardiac Monitors	\$ 35,000.00	\$ 31,621.38	\$ 3,378.62
Water Tank--Intake	\$ 250,000.00	\$ -	\$ 250,000.00
Town Forest--Trees Cutting	\$ -	\$ 1,120.08	(\$1,120.08)
Dispatch Service	\$ -	\$ 21,248.00	(\$21,248.00)
H&S--Preliminary Designs	\$ 50,000.00	\$ 50,000.00	\$ -
Skating Rink Renovations	\$ 55,000.00	\$ 17,292.00	\$ 37,708.00
Total Capital Outlay & Special Projects	\$ 1,005,129.00	\$ 713,512.18	\$ 291,616.82

Capital Reserve Funds:

Highways & Streets	\$ 55,000.00	\$ 55,000.00	\$ -
EMS-Fire Department	\$ 50,000.00	\$ 50,000.00	\$ -
Town Hall Improvements	\$ 10,000.00	\$ 10,000.00	\$ -
Police Department	\$ 10,000.00	\$ 10,000.00	\$ -
William D. Weeks Memorial Library	\$ 10,000.00	\$ 10,000.00	\$ -
Lancaster Municipal Cemeteries	\$ 10,000.00	\$ 10,000.00	\$ -
Col Town Recreation	\$ 10,260.00	\$ 10,260.00	\$ -
Industrial Development	\$ 41,155.00	\$ 41,155.00	\$ -
Transfers Station Facility	\$ 10,000.00	\$ 10,000.00	\$ -
Dispatch Service	\$ -	\$ -	\$ -
Total Capital Reserve Funds	\$ 206,415.00	\$ 206,415.00	\$ -

TOTAL APPROPRIATIONS & EXPENDITURES

\$ 8,842,866.00	\$ 8,402,657.55	\$440,208.45
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REPORT OF THE TRUST FUNDS FOR THE TOWN OF LANCASTER ON DECEMBER 31, 2022

Date Created	Name of Trust Fund	Purpose of Fund	How Invested	Principal Beginning Balance	New Funds Created	Withdrawals/ Bank fees	Principal Ending Balance	Income Balance Beg. of Year	Income During Year	Expended During Year	Income Balance End of Year	Cumulative Gain (Loss) on Investment	Total Principal & Interest
1914	Lyman Blandin Fund	Benefit of Needy	Invest	75,783.05	-	(873.34)	74,909.71	132,622.61	8,470.26	(873.33)	140,219.54	58,455.42	273,584.67
1880	Cemetery Fund	Perpetual care	Invest	256,309.31	19.60	(1,080.76)	255,248.15	20,144.09	10,562.10	(19,195.19)	11,511.00	63,264.56	330,023.71
1926	Helen W C Denison	Care of Cross Park	Invest	7,656.17	-	(91.34)	7,564.83	13,491.59	703.94	(91.33)	14,104.20	6,028.21	27,697.24
1932	Jas. L Dow Fund	Beauty Parks & Streets	Invest	6,807.81	-	(85.68)	6,722.13	13,083.83	660.91	(85.67)	13,659.07	5,608.04	25,989.24
1910	Historical Trust	Compile History of Town	Invest	1,128.79	-	(13.87)	1,114.92	2,029.46	106.79	(13.87)	2,122.38	975.72	4,213.02
1920	Emmon Smith Fund	Benefit of Needy	Invest	72,041.45	-	(486.30)	71,555.15	36,306.56	3,752.50	(486.30)	39,572.76	36,341.15	147,469.06
1918	Geo. M. Stevens	Beauty Cemetery	Invest	185,883.03	-	(771.73)	185,111.30	15,683.43	8,146.57	(15,545.55)	8,284.45	42,026.60	235,422.35
1910	Library Trust	Benefit Weeks Library	Invest	23,236.57	-	(115.76)	23,120.81	1,321.06	915.24	(1,436.11)	800.19	10,209.18	34,130.18
2008	Noyes Lecture Fund	Education	Invest	235,972.12	-	(1,006.43)	234,965.69	27,238.85	10,195.16	(7,906.42)	29,527.59	50,418.18	314,911.46
		Total Common Funds		\$ 864,818.30	\$ 19.60	\$(4,525.21)	\$ 860,312.69	\$ 261,921.48	\$ 43,513.47	\$(45,633.77)	\$ 259,801.18	\$ 273,327.06	\$ 1,393,440.93
1935	Monahan Trust	Benefit of Public Nursing	Invest	961.56	-	(21.37)	940.19	3,989.74	164.96	(21.36)	4,133.34	1,403.63	6,477.16
		Subtotal		\$ 961.56	\$ -	\$(21.37)	\$ 940.19	\$ 3,989.74	\$ 164.96	\$(21.36)	\$ 4,133.34	\$ 1,403.63	\$ 6,477.16
1998	C/R - Bridge Repair	Bridge Repair	ICS	219,245.90	-	-	219,245.90	10,256.01	2,305.78	-	12,561.79	-	231,807.69
1987	C/R - Industrial Dev	Business & Industry Dev	ICS	53,571.68	41,155.00	-	94,726.68	510.75	250.89	-	761.64	-	95,488.32
2007	C/R - Cemetery	Infrastructure Improvements	ICS	17,785.40	10,000.00	(9,500.00)	18,285.40	301.85	87.58	-	389.43	-	18,674.83
2008	C/R - Fire/EMS Fund	Purchase of Fire/EMS Equip	ICS	108,844.94	50,000.00	(31,621.38)	127,223.56	3,472.69	959.34	-	4,432.03	-	131,655.59
1980	C/R - Highway	Purchase Highway Equip	ICS	238,492.44	55,000.00	(69,128.04)	224,364.40	6,609.94	2,846.15	-	9,456.09	-	233,820.49
2007	C/R - Water System	Maintenance &	ICS	16,516.94	-	-	16,516.94	543.28	59.65	-	602.93	-	17,119.87
2014	C/R - Transfer	Transfer Station addition	ICS/CDARS	228,425.03	10,000.00	-	238,425.03	18,833.77	2,897.28	-	21,731.05	-	260,156.08
2001	C/R - Weeks Library	Building Repairs	ICS	88,543.21	10,000.00	-	98,543.21	2,448.35	638.63	-	3,086.98	-	101,630.19
2002	C/R - Police Dept.	Future Costs of Equip &	ICS	37,367.55	10,000.00	-	47,367.55	1,006.40	158.85	-	1,165.25	-	48,532.80
1980	C/R - Sanitation	Purchase Sanitation Equip	ICS	55,093.43	-	-	55,093.43	1,831.92	370.96	-	2,202.88	-	57,296.31
1993	C/R - Town Hall	Town Hall Improvement	ICS	86,477.48	10,000.00	-	96,477.48	3,489.27	974.50	-	4,463.77	-	100,941.25
1999	C/R - Town Reval	Future Revaluation	ICS	95,684.59	-	-	95,684.59	2,642.74	640.75	-	3,283.49	-	98,968.08
2001	C/R - Col. Town	Capital Improvements	ICS	9,779.26	10,260.00	-	20,039.26	49.90	59.23	-	109.13	-	20,148.39
2001	C/R - PAYT Program	P-A-Y-T Program	ICS	6,000.00	-	-	6,000.00	2,667.45	8.45	-	2,675.90	-	8,675.90
2021	C/R - Dispatch	Dispatch for emergency svcs	ICS	21,248.00	-	-	21,248.00	9.52	10.38	-	19.90	-	21,267.90
1980	C/R - Water	Purchase Water Dept Equip	MMA	240.52	-	-	240.52	0.51	-	-	0.51	-	241.03
		Subtotal of Town C/R's		\$1,283,316.37	\$ 206,415.00	#####	\$ 1,379,481.95	\$ 54,674.35	\$ 12,268.42	\$ -	\$ 66,942.77	\$ -	\$ 1,446,424.72
1984	WMRHS -	Scholarships	Invest	106,490.94	31,081.23	(2,239.12)	135,333.05	119,457.62	8,810.54	(18,320.83)	109,947.33	58,239.51	303,519.89
1915	Sally Falkenham	Scholarships	Invest	25,466.85	1,325.00	(127.82)	26,664.03	2,182.96	965.19	(3,127.82)	20.33	12,191.63	38,875.99
2004	Hancock Library	Benefit of Lancaster School	Invest	7,061.07	-	(44.17)	7,016.90	4,535.64	341.40	(44.16)	4,832.88	1,551.41	13,401.19
1998	C/R - Road & Drive	Benefit Library at LES	Invest	49,720.55	-	(223.53)	49,497.02	8,944.78	1,722.89	(223.53)	10,444.14	7,845.09	67,786.25
2011	C/R - Athletic Fields	Road/Drive Repair - District	ICS	95,612.00	75,000.00	-	170,612.00	801.68	584.34	-	1,386.02	-	171,998.02
1994	C/R - Bldg/Grnds	Field Upgrades	ICS	110,138.03	25,000.00	-	135,138.03	3,236.32	1,374.55	-	4,610.87	-	139,748.90
1994	C/R - Foresty	School Bldgs/Grnds Maint.	ICS	959,170.42	797,190.00	(578,485.61)	1,177,874.81	31,587.58	15,503.28	-	47,090.86	-	1,224,965.67
1987	C/R - School Plow	Develop Land	ICS	6,945.78	-	-	6,945.78	96.43	10.29	-	106.72	-	7,052.50
1998	C/R - School Plow	Purchase Plow Equipment	ICS	32,424.95	60,000.00	(92,000.00)	424.95	408.22	40.84	-	449.06	-	874.01
2009	C/R Arthur T.	Career & Technical	ICS	34,720.93	13,945.59	(8,756.32)	39,910.20	435.14	156.26	-	591.40	-	40,501.60
2017	C/R - Life/Safety	School code improvements	ICS	33,707.05	50,000.00	(15,415.00)	68,292.05	1,502.62	451.23	-	1,953.85	-	70,245.90
2017	C/R - Out-of-District	Special Education	ICS	141,547.03	50,000.00	(3,531.00)	188,016.03	2,195.80	1,232.45	-	3,428.25	-	191,444.28
		Subtotal of School Funds		\$1,603,005.60	#####	#####	\$ 2,005,724.85	\$ 175,384.79	\$ 31,193.26	\$(21,716.34)	\$ 184,861.71	\$ 79,827.64	\$ 2,270,414.20
		GRAND TOTAL ALL FUNDS		\$3,752,101.83	#####	#####	\$ 4,246,459.68	\$ 495,970.36	\$ 87,140.11	\$(67,371.47)	\$ 515,739.00	\$ 354,558.33	\$ 5,116,757.01
		Investments		1,823,501.41									
		ICS/MMA Accounts		3,293,255.60									
				<u>5,116,757.01</u>									

TOWN OF LANCASTER, NH
Treasurer's Report
December 31, 2022

ACCOUNT BALANCES 01.01.2022

General Fund	340,940.80
ICS Account	3,790,989.58
MBIA General Fund	1,272.95
Motor Vehicle Waste Fees	14,854.19
Municipal Cemeteries	93,126.40
Municipal Cemeteries Equipment	2,693.81
Payroll Account	29,376.69
Police Activities Fund	1,853.31
Electronic Payment Account	500.00

TOTAL ACCOUNT BALANCES 01.01.2022

\$4,275,607.73

RECEIPTS/TRANSFERS 2022

General Fund	19,051,924.03
ICS Account	5,071,868.94
MBIA General Fund	21.20
Motor Vehicle Waste Fees	23,911.61
Municipal Cemeteries	53,304.90
Municipal Cemeteries Equipment	2.15
Payroll Account	3,286,604.91
Police Activities Fund	0.00
Electronic Payment Account	767,730.94

TOTAL RECEIPTS/TRANSFERS 2022

\$28,255,368.68

EXPENDITURES/TRANSFERS 2022

General Fund	18,789,848.10
ICS Account	6,600,000.00
MBIA General Fund	0.00
Motor Vehicle Waste Fees	14,206.86
Municipal Cemeteries	7,242.18
Municipal Cemeteries Equipment	0.00
Payroll Account	3,287,923.33
Police Activities Fund	0.00
Electronic Payment Account	767,730.94

TOTAL EXPENDITURES/TRANSFERS 2022

\$29,466,951.41

ACCOUNT BALANCES 12.31.2022

\$3,064,025.00

ACCOUNT BALANCES 01.01.2023

General Fund	603,016.73
ICS Account	2,262,858.52
MBIA General Fund	1,294.15
Motor Vehicle Waste Fees	24,558.94
Municipal Cemeteries	139,189.12
Municipal Cemeteries Equipment	2,695.96
Payroll Account	28,058.27
Police Activities Fund	1,853.31
Electronic Payment Account	500.00

Respectfully Submitted,
Jean E Oleson, Treasurer

STATEMENT OF BOND DEBT

WATER FILTRATION PLANT

2.0386 percent

Amount of Original Note

\$2,000,000.00

Payable to: New Hampshire Municipal Bond Bank

<u>Maturities</u>	<u>Principal</u>	<u>Interest</u>
February 2023	\$96,000.00	\$4,875.00
August 2023		\$2,475.00
February 2024	\$99,000.00	\$2,475.00
	\$195,000.00	\$9,825.00

WILLIAM D. WEEKS MEMORIAL LIBRARY

2.4986 percent

Amount of Original Note

\$650,000.00

Payable to: New Hampshire Municipal Bond Bank

<u>Maturities</u>	<u>Principal</u>	<u>Interest</u>
February 2023		\$3,920.00
August 2023	\$31,000.00	\$3,920.00
February 2024		\$3,145.00
August 2024	\$33,000.00	\$3,145.00
February 2025		\$2,320.00
August 2025	\$34,000.00	\$2,320.00
February 2026		\$1,470.00
August 2026	\$36,000.00	\$1,470.00
February 2027		\$570.00
August 2027	\$38,000.00	\$570.00
	\$172,000.00	\$22,850.00

COL. TOWN POOL

4.09 percent

Amount of Original Note

\$245,624.34

Payable to: Passumpsic Savings Bank

<u>Maturities</u>	<u>Principal</u>	<u>Interest</u>
January 2023	\$10,418.74	\$433.44
July 2023	\$10,603.88	\$215.06
	\$21,022.62	\$648.50

WATER SYSTEM IMPROVEMENT BOND

3.3896 percent

Amount of Original Note

\$2,460,000.00

Payable to: New Hampshire Municipal Bond Bank

<u>Maturities</u>	<u>Principal</u>	<u>Interest</u>
February 2023		\$34,167.50
August 2023	\$75,000.00	\$34,167.50
February 2024		\$32,292.50
August 2024	\$79,000.00	\$32,292.50
February 2025		\$30,317.50
August 2025	\$83,000.00	\$30,317.50
February 2026		\$28,242.50
August 2026	\$87,000.00	\$28,242.50
February 2027		\$26,067.50
August 2027	\$91,000.00	\$26,067.50
February 2028		\$24,702.50
August 2028	\$94,000.00	\$24,702.50
February 2029		\$22,352.50
August 2029	\$99,000.00	\$22,352.50
February 2030		\$19,877.50
August 2030	\$104,000.00	\$19,877.50
February 2031		\$17,277.50
August 2031	\$109,000.00	\$17,277.50
February 2032		\$14,552.50
August 2032	\$114,000.00	\$14,552.50
February 2033		\$12,700.00
August 2033	\$118,000.00	\$12,700.00
February 2034		\$9,750.00
August 2034	\$124,000.00	\$9,750.00
February 2035		\$6,650.00
August 2035	\$130,000.00	\$6,650.00
February 2036		\$3,400.00
August 2036	\$136,000.00	\$3,400.00
	<u>\$1,443,000.00</u>	<u>\$564,700.00</u>

STORMWATER SEPARATION PROJECT

2.750 percent

Amount of Original Note

\$2,975,000.00

Payable to: USDA

<u>Maturities</u>	<u>Principal</u>	<u>Interest</u>
June 2023	\$42,421.00	\$36,000.00
December 2023	\$43,004.00	\$35,417.00
June 2024	\$43,595.00	\$34,826.00
December 2024	\$44,195.00	\$34,226.00
June 2025	\$44,803.00	\$33,618.00

December 2025	\$45,419.00	\$33,002.00
June 2026	\$46,043.00	\$32,378.00
December 2026	\$46,676.00	\$31,745.00
June 2027	\$47,318.00	\$31,103.00
December 2027	\$47,969.00	\$30,452.00
June 2028	\$48,628.00	\$29,793.00
December 2028	\$49,297.00	\$29,124.00
June 2029	\$49,975.00	\$28,446.00
December 2029	\$50,662.00	\$27,759.00
June 2030	\$51,358.00	\$27,063.00
December 2030	\$52,065.00	\$26,356.00
June 2031	\$52,781.00	\$25,640.00
December 2031	\$53,506.00	\$24,915.00
June 2032	\$54,242.00	\$24,179.00
December 2032	\$54,988.00	\$23,433.00
June 2033	\$55,744.00	\$22,677.00
December 2033	\$56,510.00	\$21,911.00
June 2034	\$57,287.00	\$21,134.00
December 2034	\$58,075.00	\$20,346.00
June 2035	\$58,874.00	\$19,547.00
December 2035	\$59,683.00	\$18,738.00
June 2036	\$60,504.00	\$17,917.00
December 2036	\$61,336.00	\$17,085.00
June 2037	\$62,179.00	\$16,242.00
December 2037	\$63,034.00	\$15,387.00
June 2038	\$63,901.00	\$14,520.00
December 2038	\$64,779.00	\$13,642.00
June 2039	\$65,670.00	\$12,751.00
December 2039	\$66,573.00	\$11,848.00
June 2040	\$67,488.00	\$10,933.00
December 2040	\$68,416.00	\$10,005.00
June 2041	\$69,357.00	\$9,064.00
December 2041	\$70,311.00	\$8,110.00
June 2042	\$71,278.00	\$7,143.00
December 2042	\$72,258.00	\$6,163.00
June 2043	\$73,251.00	\$5,170.00
December 2043	\$74,258.00	\$4,163.00
June 2044	\$75,279.00	\$3,142.00
December 2044	\$76,315.00	\$2,106.00
June 2045	\$76,884.00	\$1,057.00
	<u>\$2,618,189.00</u>	<u>\$910,276.00</u>

Town Assistance

The Town of Lancaster is required to help Town residents in need. This help is not always in the form of financial assistance as the chart below may display. Thanks to a great network of resources and community organizations we were able to help many of our most needy. In 2022 we provided over \$20,000.00 in support to qualified individuals and households. This does not account for the assistance of our partner organizations or the time to evaluate and counsel applicants. These additional resources would add considerably to the assistance provided.

Assistance with housing was once again the main need, accounting for almost 60% of the resources spent. The extreme housing shortage continues to affect everyone, but the homeless and those with housing insecurities are impacted exponentially more. Trying to find alternative housing is an issue but the relationship the Town has with Tri County CAP's Homeless Outreach Intervention and Prevention has proven beneficial to those requiring help. We are fortunate to have the Tyler Blaine House shelter as a resource in Town as well as their sister shelter, the Burch House, in Littleton.

2023 is expected to be a more challenging year. The State's Emergency Rental Assistance Program has ended and electric and heating costs have increased beyond many of our resident's needs. Creative, long-term solutions to individual's needs will be more important than ever to ensure we can assist as many residents as possible with our budgeted resources. Those requiring help from the Town are required to complete an application and submit it with any other information deemed necessary to evaluate the request. Refusal to provide that information or abide by conditions of approval will result in a denial of assistance.

I would like to thank all the organizations that help provide aid to those in need. A special thank you goes to the Caleb Caregivers, who ceased operations in 2022. The services you provided to the elderly of our region was tremendous and your presence will be missed.

Assistance Provided by Month

MONTH	RENT	FOOD	FUEL	ELECTRIC	MISC	TOTAL
January	\$1,120.20	\$0.00	\$0.00	\$0.00	\$0.00	\$1,120.20
February	\$0.00	\$0.00	\$363.26	\$0.00	\$975.00	\$1,338.26
March	\$3,084.71	\$0.00	\$944.50	\$0.00	\$0.00	\$4,029.21
April	\$0.00	\$0.00	\$789.21	\$0.00	\$0.00	\$789.21
May	\$1,350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,350.00
June	\$485.00	\$0.00	\$0.00	\$0.00	\$0.00	\$485.00
July	\$95.00	\$0.00	\$0.00	\$562.41	\$0.00	\$657.41
August	\$1,267.00	\$0.00	\$0.00	\$0.00	\$750.00	\$2,017.00
September	\$710.00	\$0.00	\$0.00	\$164.47	\$1,500.00	\$2,374.47
October	\$580.00	\$0.00	\$0.00	\$500.00	\$0.00	\$1,080.00
November	\$1,243.56	\$0.00	\$562.90	\$0.00	\$810.00	\$2,616.46
December	\$1,903.00	\$0.00	\$825.82	\$0.00	\$0.00	\$2,728.82,
TOTAL	\$11,838.47	\$0.00	\$3,485.69	\$1,226.88	\$4,035.00	\$20,586.04

Benjamin S. Gaetjens-Oleson
Welfare Director

REPORT OF POLICE DEPARTMENT

2022

Greetings to the Citizens of Lancaster

The calendar year for 2022 was a busy and hectic one for the Lancaster Police Department. A few new officers' faces for the Lancaster Police Department will be seen on the streets.

Despite dealing with the pandemic throughout the year, that does not seem to want to leave us alone, the Lancaster Police Department through the dedication and commitment of our officers both full-time and part-time were able to continue to provide quality police coverage to our citizens answering, **4227 calls for service** throughout the year. The department made **109 arrests** to include Violations, Misdemeanors and Felonies and also responded to **81 motor vehicle accidents**. In March of 2022, we changed computer programming from IMC to CSI provided through Grafton County Dispatch, which made things a little hectic, with a learning curve.

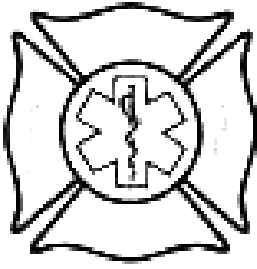
The department is vested in training it's patrol officers in various fields to better serve the great community we serve.

In closing I would like to thank all of my officers, both full-time and part-time, along with Tiffany Chase, and Attorney Wendy Roberts for their commitment and hard work all year long for the department and the community. I would also like to express my thanks to my crossing guard, Bob Chase for his dedication and assistance for the school year. I also want to express my gratitude for the support of the Lancaster citizens and I hope that everyone welcomes our new officers into our community. Finally, our citizens are our biggest resource in keeping our community safe, so please if you notice anything suspicious, please contact the Lancaster Police Department at 603-788-4402 or in an emergency situation dial 911.

It is a pleasure to serve you.

Respectfully Submitted,

Chief Timothy L. Charbonneau



Lancaster Fire Department

25 Main Street

Lancaster, NH 03584

Telephone (603) 788-3221 Fax (603) 788-3921

fire@lancasternh.org

2022 Annual Report

2022 was another busy year for the Lancaster Fire Department. We responded to 2118 calls for service, 141 of those were fire suppression and rescue oriented. The remaining 1977 were split over emergency response and inter-facility transfers. As a unit EMS personnel responded to 836 emergency calls and completed 1282 inter-facility transfers. Despite the continued pandemic we turned in our largest revenue ever.

The fire suppression members continue to exemplify the very best qualities of a call fire department. An increasingly large percentage of our call staff must balance multiple jobs along family commitments. Despite their busy lives they continually show up in large numbers at all hours of the day to serve our community. Not only do they make this large commitment to the community they do so happily and with the effort and focus that continues to impress me even after forty years a member of this department.

Our EMS personnel have worked tirelessly since the onset of the Pandemic. While many of them continue to operate consistently, fatigue and burnout are a very real concern. Qualified EMS professionals are in high demand but critically low in number not only regionally, but nationally. The pandemic, other job opportunities and a lack of interest are just some of the root causes. Retention and managing workloads are a primary focus for the EMS similar to the rest of the health care industry moving into 2023.

MVC	34
Structure Fires	2
Chimney Fires	6
Mutual Aid	26
Car Fires	1
Wild Land	3
False Alarms	8
CO	1
HAZMAT	3
Public Assists	5
EMS Assists	2
Alarm Activations	34
Other	16

Respectfully,

Chief Flynn

Highway Department Report

2022

2022 proved to be another busy year.

We were able to grind and pave Stockwell Road and Railroad Street, and assist in laying a new sewer main on Foss Place. We were also able to ditch and gravel many roads with the addition of the new 10-Wheeler Dump Truck. It is a huge help in doing these types of jobs.

We encountered some staffing issues as well this past year. We lost three valuable employees but gained two new ones. They have a lot to offer the town and I look forward to working with them. I would also like to extend my appreciation to our long-time employees for their hard work and dedication.

To the residents of Lancaster, many thanks for your continued support. I look forward to another good year.

Respectfully,

Tim Brown
Highway Department Foreman

LANCASTER WATER AND WASTEWATER TREATMENT FACILITIES 2022 ANNUAL REPORT

Lagoon Wastewater Treatment Facility

E.P.A. # NH0100145

Throughout the year 2022 the Lancaster Lagoon Treatment Facility operated efficiently, we experienced no major State or E.P.A. violations and continue to discharge quality treated wastewater as required by National Pollutant Discharge Elimination System (NPDES) requirements. In 2022, the Lancaster Wastewater Facility treated and discharged 219,000,000 gallons of treated wastewater to the Connecticut River with an average discharge rate of 600,000 gallons per day. The months of March and April proved to be the highest effluent flow.

Grange Wastewater Treatment Facility

E.P.A. #NH0101249

The Grange Wastewater Facility serves 14 residential homes and discharged 952,000 gallons of treated wastewater into Otter Brook with an average discharge rate of 2,608 gallons per day (design flow 3,500 gpd), the months of March and April with the highest flow. Future plans are to continue to inspect the collection system for inflow and infiltration.

Lancaster Water Treatment Facility

E.P.A. #1291010

In 2022 the Lancaster Water Facility treated 114,897,706 gallons of water with an average flow rate of 314,788 gallons per day. The months of September and December were most demanding. The average annual fluoride concentration was 0.70mg/L and average chlorine residual was 1.45mg/L. The Water Facility experienced no water quality violations and continues to monitor and test for sources of problems and concerns. We are continuously providing superior, reliable and safe drinking water to the consumers of Lancaster.

Respectfully Submitted

Timmy J. Bilodeau
Chief Operator

COLONEL TOWN RECREATION REPORT

2022 was a busy year at Colonel Town, as we got back to life as we used to know it! Numbers were up all around for the seasonal sports programs. Baseball, softball, basketball, and soccer were made possible by the many volunteer coaches and business sponsors! We would like to thank Mountain Lake Camping Resort, Capital Well, Service Credit Union, Geo. M. Stevens & Son, Lancaster Dental, Phlume Media, The Lancaster Rotary Club, Fitch Fuel, Trividia, McDonald's, Woodsville Guaranty Bank, North Country Ford, Passumpsic Savings Bank, and Blackline Printing & Apparel for sponsoring teams this year! We would also like to thank Nicholas and Katie Marois, Shannon Lynch, Gabe Sobliros, Zak Colby, Glen Lucas, Derek and Lindsey Foss, Michelle McVetty, Liz McIlveen, Chris and Gail McVetty, Travis McMann, Scott Holmes, Angelo Vozzella, Alicia Gingue, Stephanie Boucher, Dakota Charbonneau, Max and Kirsten Hodgdon, Aaron Packard, Patricia Packard, Katlyn Coulter, Ashlyn Rideout, Kristy Kenison, Julie Aldrich, Ryan Scenna, Adam Adair, Anthony Gray, Mark Vincent, Mike Phillips, Kristy Wells, Autie Hamilton, Wesley Guerin, Jean Beland, Stacey Dubois, and Luc Fillion for taking the time to coach teams.

The Safe Haven summer program had approximately 115 children registered. The children went on several trips throughout the summer, including Santa's Village, Whale's Tale, Clark's Trading Post and Storyland. The children also enjoyed the weekly themes, and activities based on those themes throughout the week. They also attended programs at Weeks Memorial Library such as Squam Lake and CLiF books. Book Mobile once again stopped by on Thursdays and children were able to pick a free book each week. Children also attended the free movies at the Rialto Theatre on Tuesdays. The Food Bank provided free lunch and milk to participants again this summer.

In addition to traditional sports, there were several activities and events held by Colonel Town this year. The parent/child paint nights continued to be popular events. A huge thank you to Beth Vincent for planning and leading those! The Lancaster Rotary Club and Weeks Memorial Library sponsored an Easter Egg Hunt in April. Children of various ages were able to hunt in the basketball and tennis courts for easter eggs full of goodies, and the older age groups hunted freeze dance style. Children also received balloons and Weeks Memorial Library gave them craft bags to bring home. Hasbro's popular Candyland game was the theme for the Father/Daughter Dance that was held in April. Each daughter was able to bring home a special treat and a balloon from the dance. Thank you to DJ AJ Brown! Shooter's Gold Basketball Camp came in July, and the Lyndon Hornets also did a pop-up basketball camp in June. Alex Garneau kindly offered a free soccer camp for kids in June as well. Thank you Alex! A huge thank you to Camille Marceau who led gymnastics camp during the summer! The annual Halloween Carnival was held in October. The gym was set up with several games, refreshments were provided, and the kids took home a bag full of prizes. Well over 200 people came to the carnival! The annual window painting contest was sponsored by Phlume Media this year! Over twenty windows were painted throughout the community. Thank you to the Root Cellar, Northwoods on Main, Granite Grind, Peter Powell Real Estate, Pak Solutions, Mercedes' Salon and Day Spa, and North Country Ford for giving permission for the kids to paint their windows!

Jackie Schanlaber led adult fitness classes in her 20th year, on Tuesday nights throughout the fall. Jackie also led the popular gymnastics class during the fall for children. The class always fills up fast and will continue to be offered seasonally. Thank you, Jackie!

Many maintenance items were addressed in 2022. A new fence was constructed along the soccer field. The dugouts, soccer shed, and baseball shed were repainted. The dugouts also had their roofs replaced. The tennis courts were resurfaced, and cracks were filled in. Outdoor lights were replaced on A field. New cross bars were installed on the doors to the community house. The bath house also had toilets replaced.

Colonel Town was also the recipient of several donations in 2022. Thank you to the North Country Board of Realtors for donating to Colonel Town, and to Phlume Media for donating their Money Ball Challenge funds!

In closing, we would like to extend a thank you to our staff, for their hard work and dedication to keeping the historic building maintained and for their hard work in providing programs to the community! We would also like to extend another thank you to the volunteers and sponsors of our programs and events!

Respectfully submitted,

Eli and Megan Vincent, Co-Directors

Spending Committee:

Charelle Lucas

Elizabeth McIlveen

Gail McVetty

Autumn Fillion

Aaryn Ford

Jean Beland

Joe Hertel

Nicole Matson





Report to the Citizens of Lancaster, Beneficiaries of the Col. Francis L. Town Trust:

The Trust's market value as of 12/31/2021 was \$5,772,021.09. As of 12/31/2022, the total market value of the Trust was \$4,760,714.17. The Trust has had a net loss at year-end of \$1,011,306.92. The loss in the market value of the Trust for 2022 was -17.52%, reflecting the calculated distribution, less expenses having been distributed to the Town of Lancaster for the benefit of Colonel Town Recreation during the year. As of 12/31/22, the Trust's portfolio is balanced at 66.98% Equities; 27.96% Fixed Income; and 5.07% Cash.

2022 was a rough year in the stock market but because we use the Unitrust model and a rolling average of the ending account value over 3 years, the fluctuation of the funds disbursed to Col. Town is mitigated. Income disbursed to Colonel Town in 2022 totaled \$203,144.43 as calculated. For 2023, the distribution will actually increase to \$207,2019.77. We distribute 4% of the rolling average during the following year. This has resulted in more funds being available to Col. Town while also growing the account to offset inflation. Expenses taken from the account in 2022 were as follows: \$17,388.28 for the Passumpsic Financial Advisors management fee of .35% of assets; \$1,160.47 foreign taxes withheld; \$181.32 in amortization of premium bonds; premium on insurance bond of \$400.00; NH State Filing Fee of \$75.00; and Probate Court cost of \$85.00. The Probate filing will be completed by Passumpsic Financial Advisors as part of their management agreement with the Trust.

In August of 2015, Passumpsic Financial Advisors agreed on a reduced asset based management fee of .35% of assets, locked in for 10 years. The management fees totaled \$17,388.28 in 2022, \$18,797.85 in 2021, \$15,804.88 in 2020, \$14,732.13 in 2019, \$13,827.35 in 2018, \$14,056.80 in 2017, \$13,627.10 in 2016, \$15,355.06 in 2015, \$15,620.63 in 2014, \$13,768.58 in 2013, \$12,199.99 in 2012, \$10,693.66, in 2011, and \$9243.73 in 2010.

The Investment Committee is very pleased with how switching to the Unitrust has benefited Colonel Town. We had hoped to accomplish two main objectives, increase the amount of funds for Colonel Town while also growing the account over time. So far, we have succeeded on both counts. And although down years will happen like 2022, the rolling 3-year average will help lower the pain and in the long run, we will continue to accomplish our two main goals.

Respectfully submitted,

TRUSTEES FOR THE TOWN OF LANCASTER UNDER WILL OF FRANCIS L. TOWN
(COLONEL TOWN INVESTMENT COMMITTEE)

Douglas Shearer, Treasurer
Celeste Pitts
Cindy Normandeau
Dana Southworth
David Fuller, Jr.
Jeffrey Gilman
Julie Aldrich

Lancaster Municipal Cemeteries Report

2022

The Trustees of the Lancaster Municipal Cemeteries oversee and maintain six cemeteries: Summer Street Cemetery (located across from the Col. Town field and at the end of Cemetery Street), Wilder Cemetery on Main Street (on the hill between the Methodist and Christian Science Churches), #10 Cemetery (located on Martin Meadow Pond Road), Marden Cemetery (located on North Road), a one-person lot (located on South Lancaster Road), and Wentworth Cemetery (located on Pleasant Valley Road).

Roger Emery, Jr., Supervisor and his assistant, Charles Ball did an excellent job in maintaining all of the above cemeteries. We would like to take this opportunity to show our appreciation by thanking them for a job well done.

We would also like to take this opportunity to thank Josh Rivard of Rivard Tree & Landscape in Lancaster, NH for taking down approximately 25 trees at Summer Street Cemetery last summer. We also would like to thank Barry Normandeau of McCormack-Whitco Memorial in Groveton, NH for the good job his crew did in cleaning the headstones. They are contracted to continue to provide their services in years to come.

At any time, if anyone should happen to see someone doing any inappropriate things, please call one of the Cemetery Trustees listed below, or report the incident to the Lancaster Police Department immediately. We would greatly appreciate it.

As a reminder, every year, we usually request that the people remove the faded ornaments, dead flowers or plants, and other lawn decorations by April 15th in preparation for the clean-up for Memorial Day and the summer months. It certainly would be very helpful to have them removed in the fall as well by end of September on the 30th.

Dogs are generally not allowed at any of the cemeteries unless the owner of the dog is granted permission by the Trustees upon requests. We now request that only one small solar light be allowed on each purchased lot, not higher than a foot. Rules and Regulations are available upon request.

We have received many favorable comments about the condition of the cemeteries. We, as the committee, are proud of our cemeteries. We welcome any ideas and comments you may have, whether they are good or bad. And we also welcome any donation of flowers, bulbs, plants and trees.

Respectfully submitted,

Cemetery Trustees— Michael Nadeau, Linda Hutchins and Douglas Blanchette.

William D. Weeks Memorial Library
Annual report 2022

The library has finally reached pre-Covid levels in circulation and building use. The children's library experienced the greatest increase in book circulation. Programs for children and young people were scheduled daily. Wonder play for the smallest children and story hour for the three to six year olds are weekly occurrences. Through a grant-funded program, two multi-week Lego and technology programs called the First Inspire Lego League were introduced and will continue throughout 2023. The biggest difficulty for programming has been the lack of transportation for elementary school students who want to come to library after school. In the fall the bus company notified the library that they could no longer include a stop for students at the library after school due to a shortage of bus drivers. Hopefully, the "library stop" can be reinstated in the fall so that all children who wish can get to the afternoon programs.

The adult brown bag book group continues to meet at 11 AM on the third Thursday of the month. Readers alternate between fiction and non-fiction titles which are provided through the state interlibrary loan program at no cost to the library or its readers. Plans are in place for the resumption of travel nights during February and March, and in cooperation with the Lancaster Conservation Commission the library will be taking part in the state's Big Read program in the fall with special book discussions, lectures, and possibly a field trip or two.

Plans to convert the interior library lighting to LEDs are still in place. The library's electrician expects to begin that process soon. In addition to a savings from that change, the library is experimenting with lower temperatures in the winter and higher in the summer to conserve oil.

The Friends of the library continued their semi-annual book sales to benefit the library. Books in good condition, with the exception of textbooks and encyclopedias, can be left at the library at any time. The Friends also purchased a handsome wooden rocking chair in memory of Danny Gates. Anyone interested in joining the Friends group should call the library for their meeting schedule.

Transfer Station Annual Report

There were many changes at the Transfer Station during 2022. The most notable ones were the replacements of our Solid Waste Manager and Assistant Manager. Manager Brian Patnoe left the employ of the Town during the fall to move on to another position. Brian is taking his over 2 decades of transfer station experience to the Northeast Resource Recovery Association (NRRRA). This non-profit organization supports communities in their efforts to grow and maintain their recycling programs. Brian is their new Member Services Manager and is still a tremendous resource to our work at the facility. We wish Brian the best of luck in his new position and look forward to working with him.

Assistant Manager Bill Brown retired at the end of the year after 20 years of service to the Town. The Town was very lucky to have him for so long. He was a tremendous asset at the facility proved to be very popular with the customers, always willing to help and always keeping his great sense of humor. His presence will be missed and we wish him the best of luck.

Replacing Bill and Brian are Rusty Scott as the new Manager and Robert Blanchette as the Assistant Manager. Both Lancaster residents, Rob brings many years of municipal experience, including several at other local transfer stations. Rusty is new to municipal work and recycling centers but has a lot of experience in management. Both are continuing and building on the great work Bill and Brian had accomplished and I look forward to seeing the facility continue to be an example for other transfer stations to strive to.

Facility improvements were made during the year. The construction/demolition compacter was replaced with a pre-crusher unit. The result of this upgrade will allow for more debris to be packed into a container and reduce the number of trips to dispose of it. It is estimated the return on the investment will be approximately 5 years. Brian completed a very comprehensive inspection of the facility prior to him leaving and identified improvements to be made. These have been picked up by the new management and a plan for implementation is being developed. As for inspections, NH DES Solid Waste Bureau did conduct a facility inspection during the year and identified very minor deficiencies that were corrected within a few days. We are also planning to begin construction/demolition debris recycling pilot program this year. In partnership with the NRRRA we will see if there is any value in creating a recycling/reuse section for certain construction debris.

Recycling markets saw some fluctuations throughout the year but we continued to maximize the rates for our benefit as much as possible. We expect this volatility to continue this year and will do what we can to receive the most from our recycling but are planning a full review of our pricing for disposal. There will be some increases to items to ensure we are being as self-sustainable as possible which is how the Transfer Station is expected to operate.

Our policies are also in need of updating. Most are at least 20 years old and while substantial changes may not be necessary there are certain improvements to the document. We did adjust our hours this winter due to the fact that the property is not fully lit and it gets dark so early. Tuesdays we moved to a 8AM-5PM operating hours from 12PM to 7PM. I know this may have been an issue for some at the beginning but out of the safety for our customers and personnel we felt it was necessary.

To close, I would just like to thank the staff at the Transfer Station. Having had the opportunity to work there a few times during our management transition I was reminded of how efficient, knowledgeable and polite all our staff are. We are very fortunate to have them providing the high-quality service we receive. I want to thank them very much for all they do.

Let's not forget the 5 "R"s:

Reduce your waste

Reuse your items (reusable cups/bags instead of disposable ones)

Repair your devices and other items

Repurpose and make into something different

Recycle

Respectfully Submitted

Benjamin S. Gaetjens-Oleson

Town Manager

NOTICE TO RESIDENTS

The Lancaster Board of Selectmen approved 1/1/2021 implementation by the Land Use Department of a **Land Use Permit** that will replace the “Building Permit.” Land Use Permits are still required for any construction and/or demolition that will change the footprint of your property OR any work completed having a total cost equal to or greater than \$3500.00. Land Use Permits are NOT required for roof replacement, window replacement, and installation/replacement of siding or painting of buildings/structures (Lancaster Zoning Ordinance, Article 13 *Enforcement and Administration*).

The Land Use Permit has the following new conditions and features:

- Resident must get land use permits for **DEMOLITIONS**; *Only for small demolitions wherein cost outweighs the removal of the value of the assessment*, requests for waiver of the fee may be submitted in writing to the Land Use Coordinator;
- There is only **one application form**. Within said form, there are sections for residential versus commercial application (LP and LNG installation permits are a separate form);
- Land Use Permit numbers shall be provided to the Lancaster Transfer Station and/or haulers who are taking demolition to the Lancaster Transfer Station. The Lancaster Transfer Station is accepting demolition waste from Lancaster residents only and reserves the **right to refuse** receipt without permit credentials;
- **Fees** have increased. Residential \$35.00. Mobile Home (in park) \$15.00. Residential Outbuilding \$15.00. Residential Building (change in value <50%) \$15.00. Commercial \$75.00. Solar arrays are considered outbuildings. The Board of Selectmen have the authority to amend the fee schedule;
- Affordable housing shall be subject to monitoring and compliance with current affordable housing rental standards.

The spirit and intent of amending the permitting process was to ensure adherence to land use regulations and to advance and streamline some of the statutory tools for enforcement. This streamlined process also has the benefit of maximizing awareness of assessable structures to assist the valuation process and ensure that properties within the municipality are assessed and appraised proportionally as required by the New Hampshire Constitution. See www.nhmunicipal.org/town-city-article/property-tax-understanding-math-dispelling-myths. Finally, through this tracking, revenues from all Planning and Zoning permit fees should ultimately be reinvested in the Land Use budget (NH RSA 673:16) wherein the funds would be re-invested in various technological tools, bringing the Town of Lancaster to current standards of practice.

Land Use Coordinator Robin L. Irving

REPORT OF TOWN OF LANCASTER LAND USE DEPARTMENT

2022

Building permits are required within the Town of Lancaster whenever any **construction/demolition** will **change the footprint** of your property **OR** any work completed will have **total costs of \geq \$3,500.00**. This process is primarily required to ensure compliance with the Town’s land use regulations as any violation, whether knowingly or by accident, could require enforcement by the Board of Selectmen and result in fines or removal of any improvements made. It is also important to note that many banks and finance companies are researching properties and requiring certificates of zoning compliance prior to issuing mortgages or refinancing to ensure no violations are pending or forthcoming. The Town encourages you to contact the Land Use Department prior to commencing any work on your property so you can be advised of the proper procedure to safeguard your investment. Thank you.

Respectfully submitted,
Robin L. Irving, Land Use Coordinator/Code Enforcement

Permit #	Owner/Applicant	Location
22-001 RENEWAL of 21-004	Gary Baker	22 Mary Elizabeth Lane
22-002	Jay & Kathy-Jean Lavoie	16 Prospect Street
22-003	Benjamin A. Smith	29 Williams Street
22-004	Leo H. & Michelle Rideout (Applicants)/Leon H. Rideout (Owner)	36 Causeway Street
22-005	Shane Beattie (Applicant)/C&I Investment Association (owner)	66 Bridge Street
22-006 RENEWAL of 21-002	Dillon Properties LLC	42 Portland Street
22-007	Matthew Devlin dba Devlin Contracting & Maintenance (Applicant)/Teresa Berry (Owner)	171 Mt. Prospect Rd.
22-008	Geoffrey Breault	27 Kilkenny St.
22-009 RENEWAL of 21-024	Richard & Ashley Mattos	14 Sunny View Drive
22-010	Mollie-Ann White	15 Church St.
22-011	William McCarten	163 Martin Meadow Pond Rd
22-012	William Randall	9 Fletcher St.
22-013	Burton Rosenberger	448 Prospect St.
22-014	Richard & Louise Force	12 Cottage St.
22-015	Colin Christie	26 Governor's Terrace
22-016	101 Main Street Inc	101 Main Street
22-017 Amdt to 21-055	Sharon Kopp (Applicant)/LRH-2 LLC (Owner)	55 Main Street
22-018	Benjamin Ingerson (Applicant)/Yvonne Willey (owner)	33 Summer Street
22-019	Michael Currier	9 Prospect Street

22-020 RENEWAL of 21-007	Maureen Ingerson	26 Summer Street
22-021	Leah Hart	150 Pleasant Valley Road
22-021A Amdt to 22-021	Leah Hart	150 Pleasant Valley Road
22-022	Derek Champagne	193 Prospect Street
22-023	Alan Basseur (Applicant)/Ruby & Brian Berryman d/b/a Retrotel Inc. (Owner)	112 Main Street
22-023A Amdt to 22-023	Alan Basseur (Applicant)/Ruby & Brian Berryman d/b/a Retrotel Inc. (Owner)	112 Main Street
22-024	Daniel Morris & Megan Jany	63 McGary Hill Road
22-025	Cody Charron & Beverly Gesel	79 Garland Rd (new lot)
22-026	Riverside Camping & RV Resort LLC	94 Bridge Street (on file as 98 Bridge St.)
22-027	Stephen Beaton	71 Reed Road
22-028	David & Donna Joki	131 Elm Street
22-029	Kirby & Nancy Kirks	13 Pleasant Street
22-030	Paul & Jill Martin	131 Pleasant Valley Road
22-031	Douglas & Lori Shearer	7 Cantin Ridge Road
22-032	Sandra Sprecher	44 Whitney Road
22-033	Victoria Gibbs	191 Portland Street
22-034	Shane Beattie dba 369 Main Sreet LLC	369 Main Street
22-035	David Solon	66 Arthur White Road
22-036	Elizabeth Cooper	19 Grove Street
22-037	Revision Energy (Applicant)/Autumn Hamilton & Heather Stewart dba Autie & Ben Enterprise LLC (Owner)	263 Garland Road
22-038 RENEWAL of 21-025	Brenda Stewart	143 Stebbins Hill Road
22-039	Guilbert Desrochers	225 Elm Street
22-040	Molly Maloy dba Garland Mill (Applicant)/Peter Bornstein (Owner)	185 Mt. Prospect Road
22-041	Eric & Sally Livingstone	6 Grandview Drive
22-042	Colles Stowell	31 Martin Meadow Pond Road
22-043	SMS Pizza LLC aka LHOP (Applicant)/Rhodes Colussus 1 LLC--Agent Petros Hatzigeorgiou (Owner)	281 Summer Street
22-044	Kyle & Jessica Cholewa	24 Hodge Road
22-045	Raymond & Janet Berthiaume	52 Arthur White Road
22-046	Thaddeus D. & Trevor B. Presby	243 Main Street
22-047	Chamberlin Electric (Applicant)/John Brooks (owner)	7 Robin Lane
22-048	Mollie-Ann White	15 Church Street
22-049	Joyce Dupont dba Dupont's Auto Clinic	334 Portland Street
22-050	Derrick Felch	49 Garland Road

22-051	Joel Sanford	224 Portland Street
22-052	Anna Marie Harrison (Applicant--MH Owner); Lancaster Estates MHP (Landowner)	39 Forbes Street
22-053	David Hutchins	229 North Road
22-054	TCCAP	56 Prospect Street
22-055	James Murphy	23 Prospect Street
22-056	Joel Sanford	224 Portland St.
22-057	David Haas	8 Grove Street
22-058	Philippe Gervais	96 Elm Street
22-059	Travis McNally	683 Main Street
22-060R Renewal of #21-039 (renewal of Permit# 20-044)	Daan P. Vondell	112 Wesson Road
22-061	John & Jason Berube	113 Gore Road
22-062	Nicholas Marois (Applicant)/Weeks Medical Center (Owner)	173 Middle Street
22-063R Renewal of #21-046	Alan Savage	493 Main Street
22-064	Mary Gray	19 Elm Street
22-065	Matthew Markham dba Freedom Forever New Hampshire LLC (Applicant)/Eric & Denise Crane (Owner)	17 Hartco Avenue
22-066	John & Deborah Garrison	194 Elm Street
22-067	Ronald & Linda O'Clair	72 Prospect Street
22-068	Guy & Linda Consoletti	20 High Street
22-069	Bonnie Reynolds	288 Main Street
22-070	Meredith Plansky dba Energy Shield NH (Applicant)/ William & Tammy Lazott (Owner)	16 Mayberry Lane
22-071	James Burgess	24 Community Camp Road
22-072	CN Brown Energy (Applicant)/ Waterstone NH Retail Properties--Agent Joseph Tighe dba MEG Asset Management Inc. (Owner)	199 Main Street
22-073	Scott Forbes dba Forbes Farm Partnership	36 Grange Road and off North Road
22-074	Andrew Hartford	93 Bunker Hill Street
22-075A Amdt to 22-017	Sharon Kopp (Applicant)/LRH-2 LLC (Owner)	55 Main Street

LANCASTER PLANNING BOARD

This year the Lancaster Planning Board held hearings on the following cases:

Technical Subdivision/Lot Line Adjustment

Case# 829 – Mark M. & Teresa A. Emerson (Map P11 Lot 056) and Lorelee A. Wetherbee (Map P11 Lot 057) – Applicant(s)/Owner(s) request a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between two abutting parcels Portland Street/US Route 2 in Lancaster with Tax Map P11-Lot 057 receiving approximately 0.22 acres from Tax Map P11-Lot 056. No new lots to be created. Land Zoned Residential. (Tax Map P11-Lot 056 (0.79 acres), 56 Portland Street, and Tax Map P11-Lot 057 (0.58 acres), 60 Portland Street). **APPROVED 1/12/2022. NO CONDITIONS**

Major Site Plan

Case# 830 – Rideout Jr., Leo H. & Rideout, Michelle– Applicant(s)/Owner(s) request a Major Site Plan to construct a 20-unit, one-story, stick-built, 30’x100’ unheated self-storage facility on a concrete slab with no water, sewer, or electrical utilities, situated on a dead-end street. Land zoned Commercial/Industrial. (Tax Map P02-Lot 020 (1.30 acres), 36 Causeway Street). **APPROVED 1/12/2022. WITH CONDITION that Applicant shall submit to LUC for approval agreement with abutter pertaining to fence along boundary.**

Major Site Plan

Case# 831 –Beattie, Shane– Applicant(s)/Owner(s) request a Major Site Plan to construct a 2-story, metal, 98’x125’ workshop/office facility on a concrete slab. The ground floor includes four (4) equipment workbays, administrative offices, and retail space. The second floor is open except for a mezzanine with storage over the offices. The plan proposes a single workbay expansion option. Access to the facility will be via the existing driveway. *Waiver request for Public Hearing to be conducted at same meeting as Review for Completeness of Application.* Land zoned Commercial. (Tax Map P01-Lot 008 (4.74 acres), 369 Main Street). **APPROVED 1/12/2022. NO CONDITIONS.**

Technical Subdivision/Lot Line Adjustment

Case# 832 – Prospect Farm-Lancaster LLC – Applicant/Owner requests a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between two abutting parcels on Mt. Prospect Road in Lancaster with Tax Map R23-003 receiving approximately 11.72 acres from Tax Map R23-Lot 020. No new lots to be created. Land Zoned Agricultural. (Tax Map R23-Lot 003 (5.03 acres), 56 Mt. Prospect Road, and Tax Map R23-Lot 020 (242.07 acres), off Mt. Prospect Road). **APPROVED 4/13/2022. NO CONDITIONS.**

Major Site Plan Review:

Case# 833 – Colby, Zackary – Applicant/Owner requests approval to construct an approximately 2,660 sf commercial building intended to be used as a 30-seat restaurant with a preorder-pick-up-only drive-thru lane and an 875 sf outside dining patio. Additional improvements include 13 parking spaces, landscaping, and installation of stormwater management systems. *Applicant/Owner requests both a waiver of the wetlands delineation/study requirement and for Public Hearing to be conducted at same meeting as Review for Completeness of Application.* Land Zoned Central Business District-North. (Tax Map P04-Lot 033 (0.37 acres), 212 Main Street). **APPLICANT WITHDRAWAL GRANTED 8/13/2022.**

Minor Subdivision

Case# 834 – Charron, Cody & Gesel, Beverly (Applicants) and Gesel, Susan J. (Owner) – Applicants/Owner request a minor subdivision to divide one lot, Lancaster Tax Map R11, Lot 041, more particularly described as 69 Garland Road, into 2 lots. Said minor subdivision will result in one lot totaling approximately 2.04 acres with the remaining lands totaling approximately 67.9 acres. Land Zoned Agricultural. (Tax Map R11-Lot 041 (69.9 acres), 69 Garland Road). **APPROVED 6/8/2022. NO CONDITIONS.**

Case #835--Riverside Camping & RV Resort, LLC (Tax Map R04-Lot 021) and P&L Cote Land & Partnership, LLC (Tax Map R04-Lot 022)--Applicant(s)/Owner(s) request a Technical Subdivision/Lot Line Adjustment to adjust a lot line between two (2) abutting parcels on Bridge Street in Lancaster with Tax Map R04-Lot 021 receiving approximately 0.10 acres from Tax Map R04-Lot 022. No new lots to be created. Land zoned Commercial. [Tax Map R04-Lot 021 (73.44 acres), 90 Bridge Street and Tax Map R04-Lot 022 (2.31 acres), 100 Bridge Street]. **APPROVED 9/14/2022. NO CONDITIONS.**

Technical Subdivision/Lot Line Adjustment

Case# 836 – Stuart, Racheal L., Trustee of The Racheal L. Stuart Revocable Trust of 2015 & Hartnett, Hartnett, Trustee of The Katherine Hartnett Revocable Trust (P10-034), Ames, Wesley T. & Elaine M. (P10-036), and The Estate of Jean Elizabeth Dubreuil (P10-045) – Applicant(s)/Owner(s) request a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between three abutting parcels on Governors Terrace (P10-034, 036) and Williams Street (P10-045) in Lancaster with Tax Map P10-Lot 034 receiving approximately 0.20 acres/8,936 sq. ft. from Tax Map P10-Lot 045 and Tax Map P10-Lot 036 receiving approximately 0.03 acres/1,412 sq. ft. from Tax Map P10-Lot 045. No new lots to be created. Land Zoned Residential. [Tax Map P10-Lot 034 (~0.23 acres), 14 Governors Terrace; Tax Map P10-Lot 036 (~0.33 acres), 22 Governors Terrace; and Tax Map P10-Lot 045 (~0.96 acres), 37 Williams Street]. **APPROVED 7/13/2022. NO CONDITIONS.**

Technical Subdivision/Lot Line Adjustment

Case# 837 –Cabot Hill Properties, LLC (R04-011) and Landroche, Jon R. & Ross, Brenda R. (P04-001) – Applicant(s)/Owner(s) request a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between two abutting parcels on Bridge Street in Lancaster with Tax Map R04-Lot 011 receiving approximately 0.30 acres from Tax Map P04-Lot 001. No new lots to be created. Land Zoned Commercial. [Tax Map R04-Lot 011 (~3.30 acres), 62 Bridge Street and Tax Map P04-Lot 001 (~1.04 acres), 54 Bridge Street]. **APPROVED 7/13/2022. NO CONDITIONS.**

Minor Subdivision

Case# 838 – Ryder, Allan C. & Karen S.– Applicants/Owners request a minor subdivision to divide one lot, Lancaster Tax Map P06, Lot 017, more particularly described as 21 Railroad Street, into 3 lots. Said minor subdivision will result in one land lot totaling approximately 10,077 square feet (0.231 acres), a second land lot totaling approximately 17,598 square feet (0.404 acres), and the remaining house lot totaling approximately 15,216 square feet (0.349 acres). Land Zoned Residential. (Tax Map P06-Lot 017 (~0.98 acres), 21 Railroad Street). **APPROVED 9/9/2022. NO CONDITIONS.**

Minor Subdivision

Case# 839 – Picha, Jesse W.– Applicants/Owners request a minor subdivision to divide one lot, Lancaster Tax Map R15, Lot 033, more particularly described as 129 Stebbins Hill Road, into 2 lots. Said minor subdivision will result in one house lot totaling approximately 2.96 acres with the remaining land lot with barn totaling approximately 2.81 acres. Land Zoned Agricultural. (Tax Map P15-Lot 033 (~5.70 acres), 129 Stebbins Hill Road). **APPROVED 9/9/2022. WITH CONDITION that the owner(s) shall submit to the Town of Lancaster a signed waiver of liability/agreement and release regarding Class VI highways or private roads prior to issuance of a building/land use permit.**

Minor Subdivision

Case# 840 – Bartow, Anna K., Trustee of the Anna Key Bartow Revocable Trust Agreement– Applicant(s)/Owner(s) request a minor subdivision to divide one lot, Lancaster Tax Map R16, Lot 034, more particularly described as land off Reed Road, into 2 lots. Said minor subdivision will result in one lot totaling approximately 12.00 acres with the remaining lands totaling approximately 98.60 acres. Land Zoned Agricultural. (Tax Map R16-Lot 034 (~114.00 acres), off Reed Road). **APPROVED 12/14/2022. NO CONDITIONS.**

The Planning Board consists of 6 full members and 3 alternates (2 vacancies) as well as a Selectboard representative, and their alternate. There are also 2 Student Representative vacancies. All members are volunteers appointed by the Board of Selectmen. Members not only attend their monthly meetings but many also take part in the Planning & Zoning conference(s) and webinars put on by the NH Office of Strategic Initiatives and engage in in-house trainings during regular public meetings. Responsibilities of the Lancaster Planning Board include but are not limited to a) preparation and administration of land development regulations, b) preparation of recommended amendments to the Lancaster Zoning Ordinance and Zoning Map, c) review of minor and major site plans, d) review of technical, minor and major subdivisions, e) review of mergers of lots, and f) drafting and approval of both the Master Plan and Capital Improvement Plan. Members of the Lancaster Planning Board are instrumental in guiding the growth, development, and direction of the Lancaster community.

The Planning Board meets the 2nd Wednesday of each month at 6:30 p.m. in the Town Hall unless otherwise scheduled. Deadline for submission of an application is 20 days prior to the meeting date. If you are interested in serving on the Planning Board, please contact the Town Office at 788-3391.

Respectfully submitted,

Andy Nadeau, Chairman
Maggie Jones, Vice Chairman
Mark M. St. Pierre
Vickie Gibbs
Ericka Canales
Gregory Westcott
Leon Rideout, Selectmen’s Rep

Troy Merner, Selectmen’s Rep Alternate
Donald Doolan, Alternate
Rick McCarten, Alternate
Evalyn Merrick, Alternate

Land Use Coordinator/Clerk Robin L. Irving

ZONING BOARD OF ADJUSTMENT

In 2022 the Zoning Board of Adjustment met to hear the following cases:

Case# 535—**LRH-2 LLC** for an Area Variance concerning Article 5, Section 5.00, “Lot Dimensions.” Owner/Applicant wishes to construct 8 residential units in an already mixed-use structure wherein 6 units are allowed. Land Zoned Central Business District South. (Tax Map P07 Lot 036 (0.095 acres) 55 Main Street). **APPROVED 3/30/2022 NO CONDITIONS.**

Case# 536—**Presby, Thaddeus D & Trevor B.**-- for an Area Variance concerning Article 5, Section 5.02, “Commercial District-Setbacks and Frontage.” Owner/Applicant wishes to construct an additional 16’8”x42’ self-service car-wash bay on concrete slab approximately 4’6” from the right boundary line (side abutting existing Big Apple) when 10’ is required. All other setbacks will be met. Land Zoned Commercial. (Tax Map P04 Lot 060 (2.65 acres) 243 Main Street). **APPROVED 6/29/2022. WITH CONDITION that Applicant shall install yield sign at boundary line between car wash and convenience store right-of-way to control traffic, road noise, and driver confusion.**

Case# 537—**Livingstone, Eric**-- for an Area Variance concerning Article 5, Section 5.01, “Residential District-Setbacks and Frontage.” Owner/Applicant wishes to construct an additional 12’x22’ lean-to carport on pylons over existing asphalt driveway situated off the existing garage approximately 8’ from the left boundary line when 10’ is required. All other setbacks will be met. Land Zoned Residential. (Tax Map P04 Lot 042 (0.23 acres), 6 Grandview Drive). **APPROVED 6/29/2022. NO CONDITIONS.**

Case# 538 – **Rivard, Josh** for a Special Exception concerning Article 5, Section 5.04, “Uses Permitted by Special Exception in the Agricultural District.” Applicant/Owner seeks special exception approval to construct a garage and operate a treescaping/landscaping business on land situated in the Agricultural Zoning District. Land Zoned Agricultural. (Tax Map R17-Lot 033, 3.47 acres, 222 Portland Street). **APPROVED 7/27/2022. WITH CONDITIONS that Applicant shall receive and shall be compliant with conditions of a State driveway permit; and Applicant shall construct and maintain separate from Tax Map R17-Lot 032 its own permitted sewer/septic connection.**

Case# 539—**Felch, Derrick**-- for an Area Variance concerning Article 5, Section 5.04, “Agricultural District-Setbacks and Frontage.” Owner/Applicant wishes to construct/install a pre-fab 12’x20’ shed on a block foundation situated off the existing driveway approximately 32’ from the right boundary line when 40’ is required. All other setbacks will be met. Land Zoned Agricultural. (Tax Map R11-Lot 047, 1.92 acres, 49 Garland Road). **APPROVED 7/27/2022. NO CONDITIONS.**

Case# 540 – **Cholewa, Kyle & Jessica** for a Special Exception concerning Article 4, Section 5.02, “Height Regulations and Exceptions-Maximum Structure Height.” Applicant/Owner seeks special exception approval to construct a single-family farmhouse that is 37.5’ high at its peak when 35’ is the maximum allowable height. Land Zoned Agricultural. (Tax Map R18-Lot 027, 5.05 acres, 24 Hodge Road). **APPROVED 8/31/2022. NO CONDITIONS.**

Case# 541—Gilman, Jeffrey d/b/a Geo. M. Stevens Real Estate, LLC- for an Area Variance concerning Article 5, Section 5.05, “Setbacks and Minimum Lot Size in the Central Business District Middle.” Based on finding of fact that access to parcel Tax Map P06-Lot 042 from parcel Tax map P06-Lot 041 would not change, Lancaster Zoning Board of Adjustment granted Owner/Applicant an Area Variance on December 18, 2019, reducing the allowable setback and minimum lot size in order to obtain a Technical Subdivision/Lot Line Adjustment with abutting Tax Map P06-Lot 041. Said Subdivision brings the property line closer to the building on the subject parcel than the 10’ allowable setback as well as reduces the lot size further below the minimum. Owner/Applicant requests approval of an Area Variance for the same reduction of allowable setback and minimum lot size but with change of access/no access from parcel Tax Map P06-041. Land Zoned Central Business District Middle. (Tax Map P06-Lot 042, 0.28 acres, 149 Main Street). **APPROVED 8/31/2022. WITH CONDITIONS that Applicant shall submit to the Lancaster Planning Board a request for review of Planning Board Case #818 with amended facts pertaining to access and shall adhere to any recommendations therefrom; and Applicant shall submit to New Hampshire Department of Transportation District 1 a residential driveway permit application and shall comply with any terms and conditions therein.**

Case# 542 – Scenna, Ryan M. & Jennilee A for a Special Exception concerning Article 5, Section 5.04, “Uses Permitted by Special Exception in the Agricultural District.” Applicant/Owner seeks special exception approval to operate a business to sell and repair both automobiles and farm equipment/vehicles out of the pre-existing barn on land situated in the Agricultural Zoning District. Land Zoned Agricultural. (Tax Map R24-Lot 053, 10.92 acres, 24 Wesson Road). **APPROVED 11/30/2022. WITH CONDITIONS that the tree and vegetation buffer along the property boundary and road shall NOT be removed; NO vehicles or equipment shall be parked on the side of Wesson Road; All hazardous waste shall be stored, handled, and disposed of pursuant to local, State, and federal regulations; and a maximum number of six (6) automobiles for sale, excluding farm equipment, shall be allowed on the property.**

The Zoning Board met as needed throughout the year and also participated in various trainings. The Board consists of five (5) full members and three (3) alternates. All members are volunteers appointed by the Board of Selectmen. The Zoning Board meets on the last Wednesday of each month, when required, at 6:30 PM in the Town Hall. Deadline for submission of application is 14 days prior to the meeting. If you are interested in serving on the Zoning Board of Adjustment, please contact Robin L. Irving in the Town Office at 788-3391.

Respectfully submitted,

Richard Bernier, Chairperson
Tricia Frenette, Vice Chairperson
Les Hilton, Member
Steve Young, Member
Linda Ogle, Member

Nathan Kenison, Alternate
Donald Freddette, Alternate
Chris McVetty, Alternate

Land Use Coordinator/Clerk Robin L. Irving

2022 Lancaster Assessing Report and Notice to Property Owners

The New Hampshire Constitution mandates that property assessments must be “taken anew once in every five years.” Thus, in 2023, the Town of Lancaster is required to update all property assessments to market value (RSA 75:1). The revaluation process involves first carefully reviewing and analyzing all valid sale properties occurring over the past few years. Land and building tables will be updated along with identifying and recognizing the dramatic changes in the market since the town’s last update in 2018. Finally, the town’s assessing system will be recalibrated to bring all assessments to market value for the second 2023 tax bill.

As noted, the Lancaster real estate market has improved over the past few years. Supply and demand play a large role in any market and inventory has been historically low which has helped increase sale prices. Inflation in materials and labor also plays a large part in increased building costs. These factors are especially true in the residential market, which is the largest class of property in town, but the escalation in the market has been shown amongst all classes of property.

The fall 2023 tax bill will be based on new assessments and a new tax rate. Keep in mind that changes in the town, school, county, and state budgets are usually the largest factors influencing a property’s tax bill from year to year. If the various budget components increase, overall taxes have to increase. Because of shifts in the overall equalized valuation of the town and changes in student population, it appears that Lancaster’s share of the local school budget will increase substantially for 2023. Following a few years of extra state and federal aid, the school, town and county will all be dealing with the end of many generous Covid-related programs.

Along with Lancaster’s normal assessing updates of new construction, deletions, subdivisions and other land changes, the town’s assessing company will be making visits to recent sale properties and many other properties that have not been recently reviewed. Properties with recently completed building permits, demolition, subdivision, and other development will not necessarily be revisited. However, there are many other properties throughout town that have not been visited and inspected for a number of years. When an appraiser visits a property, the exterior of all buildings will normally be measured and a new photograph taken. Brief interior inspections are usually requested to review condition, quality, functional utility, and other important building details.

Current use properties: The town will also be reviewing its current use records as part of the 2023 revaluation. For those properties under forest stewardship, if the town does not have an updated forestry plan or CU-12 form signed by a forester within the last 5 years, the land will revert to regular forest current use values. Forest and farm land classifications will also be reviewed along with those properties receiving the current use recreational adjustment. If land is posted at any time during the year, it cannot receive the 20% recreational discount. Most current use properties **do not** have forest stewardship or recreational adjustment. For more information about current use, see <https://www.revenue.nh.gov/current-use/booklets.htm>.

If you have questions about the 2023 revaluation/assessment update, please call the town office. The town’s assessors carry identification and their vehicles are on file with the town office and police department. We appreciate your cooperation as we complete this important task.

Northtown Associates and
Lancaster Board of Selectmen

Lancaster Conservation Commission 2022 Annual Report

The Lancaster Conservation Commission (LCC) is made up of seven community members, appointed by the Select Board. The purpose of the Commission, outlined in New Hampshire RSA 36-A, is to “foster and encourage the proper utilization and protection of the natural resources and for the protection of watershed resources for the Town of Lancaster”. A list of current Commissioners can be found on the LCC page of the Town website. Please reach out to any commission member if you want to learn more about our work.

In 2022, the LCC focused on the following priorities to protect and care for Lancaster’s wetlands and natural resources:

- Monitored the re-build of the Eversource D142 Transmission Line, reviewed weekly reports from Eversource and conducted two site visits with the project’s environmental team. Work on the line was completed in August 2022.
- The Town Forest, located between Causeway Street and Page Hill Road, is an important asset for the community. A second and final phase of a timber harvest was completed, and two natural resource-based assessments were completed to provide baseline information for stewardship planning:
 - Elise Lawson of Watershed to Wildlife assessed the wetland complexes in and around the Town Forest. Her report, *“Functional Assessment of Wetlands Throughout the Northumberland Tributaries Subwatershed and Headwater Area of the Otter Brook Subwatershed”* can be found on the LCC page of the Town website.
 - Ecologist Matt Peters conducted a Rapid Ecological Assessment at the Town Forest. His report, *“A Rapid Ecological Assessment of the Lancaster Town Forest, Lancaster, NH,”* can be found on the LCC page of the Town website.
- Partnered with the Upper Connecticut Cooperative Invasive Species Management Area to begin to address invasive Japanese Knotweed (“bamboo”) in Lancaster. A public education session was held and a dedicated volunteer committee geo-located Knotweed along public roads, provided educational materials at the Lancaster Farmers Market, and set up a knotweed management demonstration site at the Transfer Station.
- Represented the Town on the Northern Forest Center (NFC) Recreational Trails Committee. The Committee is exploring options to improve recreational trails throughout Lancaster, (including Colonel Town Community Camp, along the Israel’s River, the Heritage Trail and at the Town Forest). Through NFC, Whiteout Solutions conducted LiDAR Multispectral imaging along the Israel’s River between the Main Street bridge and the Connecticut River, and at the Town Forest. The resulting maps provide additional information and topography for stewardship planning.
- Worked on improving the Lancaster portion of the NH Heritage Trail, focusing on outreach to landowners to document their permission to allow pedestrian access on the Heritage Trail.
- Conducted annual monitoring of the six conservation easements held by the Town. We look forward to continued work with the generous landowners who have placed their land in conservation to protect wildlife habitat, sensitive natural resources, and scenic views.

Emergency Management

Emergency Management is the process of preparing communities to be less vulnerable and better able to respond to emergencies. The last few years have shown that Lancaster's Emergency Management Team has met that goal. COVID truly tested all our capabilities and I am proud to say that we met every challenge. We led the regional response, advocated at the State level and became one of the most vaccinated communities in the State. All our hard work and that of the region has brought us back to the most normal we have been in over two years. At this point I feel it is fair to say that COVID will be with us for the long term but our persistence and vigilance will continue to see us through.

Looking past COVID we are now able to focus on other aspects of emergency response. We will start updating our Hazard Mitigation Plan this year. This plan is the framework for how we prepare and mitigate any hazard we could face. Community input will be important so look for information in the future. We want to better utilize our existing tools. One such tool is our emergency notification system, CodeRed. This program allows us to send out mass calls, emails and texts. The system is able to use address and phone numbers already publicly available. For those with cell phones, unpublished contact information or email addresses it is important for people to create an account and sign to receive notifications from the Town. The information you provide, using the link below, will be used to forward important information concerning your community and region.

<https://public.coderedweb.com/CNE/en-US/BF453D6C90D5>

The remainder of this year we intend to catch up on tasks we could not focus on since 2020. Needing to address our resiliency and mitigate any potential dangers that we may face. If at any time you have questions or concerns do not hesitate to contact me at townmanager@lancasternh.org or 603-788-3391.

Benjamin S. Gaetjens-Oleson
Emergency Management Director

Connecticut River Joint Commissions

Giving voice to New England's great river



New Hampshire - Connecticut River Valley Resource Commission
Vermont - Connecticut River Watershed Advisory Commission

The Connecticut River Joint Commissions (CRJC) is a bi-state organization dedicated to helping preserve the visual, ecological, and working landscape of the Connecticut River Valley while encouraging and maintaining economic viability throughout.

Guided by this mission, the CRJC strives to help guide proposed watershed activities by initiating, reviewing, and commenting on a wide variety of projects and regulatory proposals such as shoreland protection, energy issues and clean water initiatives. While the Vermont and New Hampshire Commissioners and the local representatives focus on independent activities, they are all united in a shared regard and reverence for the Connecticut River, the surrounding landscape, and the regional ecosystem. This spirit allows them to appreciate successes over the past century, and to identify and share efforts for responsible stewardship into the future. With its full commissions board and its five Local River Subcommittees (LRS), more than 60 volunteers regularly engaged in the CRJC mission during Fiscal Year 2022 (FY22) or July 1, 2021 through June 30, 2022.



Ashley Ferry Boat Landing, Claremont, NH, 2022.

Commissioners work of FY22 was informed by the CRJC's longstanding Connecticut River Corridor Management Plan, its current 2020-2025 Strategic Plan, and 30 years of experience. Commissioners prioritized a full review of organizational functioning, as well as advance bi-state interaction, especially on water quality. During FY22 the CRJC Commissioners specifically engaged in the following activities through research and proactive engagement of local and state stakeholders from both states:

- Water quality conditions and data gaps of the Connecticut River
- FERC hydro-power dam relicensing for the Vernon, Bellows Falls, and Wilder stations
- Climate migration in the Connecticut River Valley
- Series of virtual expert presentations on watershed management topics for CRJC Commissioners, local representatives, and the public
- Public meeting laws that support CRJC functioning as a bi-state organization that convenes representatives from 53 riverfront communities

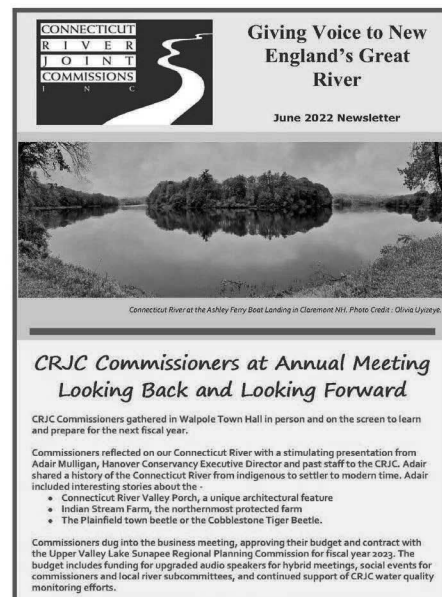
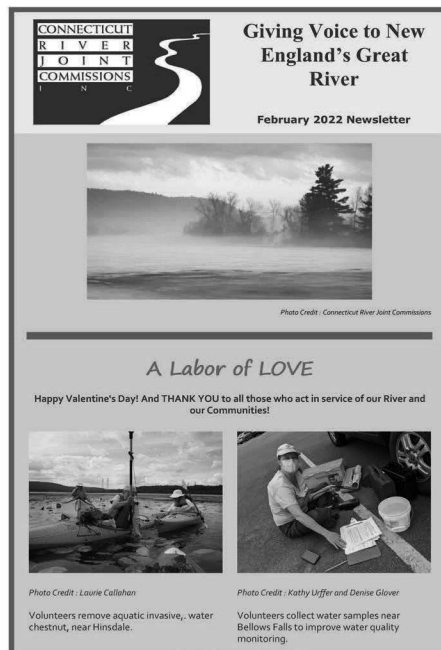
Connecticut River Joint Commissions



Giving voice to New England's great river

New Hampshire - Connecticut River Valley Resource Commission
Vermont - Connecticut River Watershed Advisory Commission

We are pleased that both Vermont and New Hampshire have again agreed to fund and sustain the CRJC as we move forward on this array of projects. State funding allows the CRJC to consistently serve communities of the Valley. The CRJC continues to value connection, advocacy, and mutual support, and is dedicated to elevating collective efforts and collaborating with partners. The CRJC acknowledges the funding assistance of the New Hampshire Charitable Foundation and the Vermont LaRosa Partnership to advance water quality monitoring in the Connecticut River during the 2021 and 2022 seasons.



In the coming year, the CRJC will:

- Continue to make improvements to CRJC communications to be accessible and informative
- Convene bi-state staff and stakeholders to discuss collaborative management of the Valley around topics such as local business, local government, agriculture, riverfront landowners, recreation, and conservation
- Advance activities on water quality priorities with state partners and each LRS
- Convene stakeholders to gather input for the Tactical Basin Plans in Vermont
- Produce a New Hampshire Biennial LRS report

The following individuals comprised the Executive Committee of the Joint Commissions for FY22: Steve Lembke, President (VT); Jennifer Griffin, Vice President (NH); Ted Cooley, Secretary (NH); Jason Rasmussen, Treasurer (VT); Ken Hastings (NH); and Marie Caduto (VT).

If you would like more information on any of our projects, or if you are interested in assisting us, please e-mail us at info@crjc.org. For general information on the CRJC see <https://www.crjc.org/>

CRJC Annual Report for Fiscal Year 2022 or July 1, 2021 through June 20, 2022

Riverbend Local River Subcommittee

of the Connecticut River Joint Commissions

New Hampshire – Lancaster, Dalton, Littleton, Monroe, Bath, Haverhill

Vermont – Guildhall, Lunenburg, Concord, Waterford, Barnet, Ryegate, Newbury



Connecticut River – Riverbend Local River Subcommittee – Annual Report 2022

The Riverbend Subcommittee of the Connecticut River Joint Commissions (CRJC) meets quarterly and consists of up to two volunteers nominated by riverfront municipalities, with allowance for alternates. Throughout 2022, the Subcommittee has maintained a hybrid meeting format where a quorum of participating municipalities is required to be present in person. Current members of Vermont are Bill Graves and John Fairchild from Barnet, Deborah Noble from Concord, Scott Labun from Newbury, Mary Dole from Ryegate, William Piper from Waterford, and openings in Guildhall & Lunenburg. Current members of New Hampshire are Rick Walling from Bath, Gal Potashnick from Dalton, Pauline Corzilius and Howard Hatch from Haverhill, Rob Christie from Lancaster, and openings in Littleton and Monroe. Those with one representative have an opening for a second volunteer. During 2022, Rick Walling served as chair. Meetings and events are open to the public.

Riverbend is one of the five subcommittees a part of the CRJC since 1989. The Subcommittees provide a local voice to help steward the resources on or affecting the Connecticut River, particularly on topics related to the maintenance of good water quality and wildlife habitat. Specific responsibilities include providing feedback on river-related topics to NH Department of Environmental Services, VT Agency of Natural Resources, and municipalities. Feedback covers comments on proposed permits and plans, and maintaining a bi-state corridor management plan.

During 2022, Riverbend engaged on several issues. Permits that were reviewed include a commercial development and new dock in Lancaster, residential development in Littleton, and the recertification of the Fifteen Miles Falls project for the Low Impact Hydro Institute. Riverbend is also following the potential acquisition of Holton Island in Lancaster by the Town.

Riverbend supported outreach efforts in service of the Connecticut River, including a virtual speaker series (see www.crjc.org/riverwide) that delved into conversations on the local river recreation economy, stormwater retrofits, native american history & current experiences, and human & beaver dams. Further, Riverbend supported water quality monitoring efforts at 5 sites along the Connecticut River.

In 2023, Riverbend will continue their activities in management, outreach, and learning for the Connecticut River. Riverbend welcomes local participation in permit reviews, educational events, watershed planning, and water quality monitoring. If you are interested to learn more, please contact us at info@crjc.org.



Connecticut River Joint Commissions
<https://www.crjc.org/>



LANCASTER RENAISSANCE WELCOME CENTER

We are pleased to report that this year we could hold three successful events. The annual BLOCK PARTY, FALL FEST and OLDE TYME CHRISTMAS events were well attended.

Many citizens and businesses responded to our letter asking for donations to help with the events. We are very grateful for the support.

Visitors to the Welcome Center, as well as local organizations, appreciate having the facility available for meetings. Visitor numbers are not back to pre- COVID, however the hospitality extended by the staff is welcomed.

The committee workers are, Cindy Bennett, Sandy Challinor, Amy Landry, Morgan Kopp, Linda Hutchins, Abby Medina, Ben Gaetjens-Olesen, Zelda Gonyer, and their special helpers Jim Weagle and John Garrison.

NORTHERN GATEWAY REGIONAL CHAMBER OF COMMERCE

This year, the chamber board has diligently working to reorganize the chamber. The board members have divided responsibilities among themselves and at this point do not have an administrative assistant. We are glad to welcome Charity Baker as our new treasurer.

Our first post Covid event was the "FIRST ANNUAL GOLF TOURNAMENT" and the return of the annual meeting dinner.

You will be seeing more events and an updated newsletter with information for the business community.

Stay tuned and see what your Chamber can do for your business and the communities in our catchment area.

ANNUAL REPORT

THE LANCASTER HISTORICAL SOCIETY

Annual Report for 2022

Thanks to the generosity of the people of Lancaster good things have been happening at the Wilder-Holton House and the Paul Smith Memorial Barn. A new fuel tank for the house was installed and a leaky furnace repaired. The outside toilet lean-to was straightened and repaired and a section of the old Rogers' Rangers bridge was put on display near the barn. Security systems were also updated. Volunteers worked to conserve over a hundred articles of vintage clothing. Photographs and descriptions of the vintage clothing have been recorded on our new museum catalog software that we were able to acquire through the support of the Lancaster Rotary Club.

Because of the funds given to us by the town at the 2022 town meeting to cover operating expenses such as electricity, fuel, insurance, and mowing, we were able to use the monies generated by the Flea Markets, held throughout the summer, for repairs and restoration. We have met with Commonwealth Construction of Lancaster who will begin the repair of the Wilder-Holton House foundation. This project will be completed in 2023.

With the generosity of the Lancaster Academy/High School alumni who donated to our Window Restoration Fund Drive, we have enough money to repair and restore 17 of the 29 windows in the Wilder-Holton House. Commonwealth Construction will work on this project by removing the windows and restoring them in their shop. It is so exciting to see progress on restoring this historic home that tells our story.

We rely totally on volunteers and would love to encourage more to join in this most interesting venture. We thoroughly enjoy giving tours of the Barn and House to all age groups. We are looking forward to an exciting 2023 and we thank you for your generous support.

Board of Directors:

Anne Morgan, President

Gary Chamberlain, Vice President

Sharon Chamberlain, Secretary

Trina Beattie, Treasurer

Betty Newell, Assistant Treasurer

Tim Phillips, Rosalind Ladd, Les Hilton, Bob Colby, Eric Livingstone

Lancaster Ice Rink

2022

Welcome to our world of sometimes polar opposites.

Last year we enjoyed possibly the best skating conditions through January. Though pandemic restrictions forced us to close the warming hut, so usage was down during a really cold January.

In the 15 or so years of the new rink and hut we've suffered two incidents where an ice-jam and overflow of Israel's River ran through the rink. Those incidents took a week to restore skating.

This year started with great promise with marginally acceptable ice by Dec. 11th. But that lasted only three days until bright sunshine ate the ice and our safe conditions. Since then we've only managed three acceptable days for ice making, which effort was washed out by more high temps and rain.

We are thankful for town meeting voters approving a \$55,000 appropriation for heavy construction. As hoped, a heavy construction project was successful and involved removing high spots and ridges that required us to make extra thick ice so we could get water to stay and freeze sufficiently to cover high spots. Town crews replaced a faulty hydrant that provides for heavy flooding to establish the base ice levels. Additionally, we replaced a 12-year old snowblower that allowed us to make major repairs to the old one. All off-season expected totaled about \$21,000 of the appropriated amount.

While we can now establish safe, skateable conditions in far less time, Mother Nature has not been kind. We will continue on hoping for the best. Conditions are posted on FaceBook page LancasterNHice rink.



January 17 2023

Town of Lancaster
25 Main Street
Lancaster, NH 03584

Tri County CAP is a Family of Programs, serving families in Coos, Carroll, and Grafton Counties. We are dedicated to improving the lives and well-being of New Hampshire's individuals, families, and communities. We provide opportunities and supports for people to learn and grow in self-sufficiency and to get involved in helping their neighbors and improving the conditions in their communities. We seek to eliminate the root causes of poverty through the development of programs that allow low-income individuals the opportunity to meaningfully participate in the State and National economy and the social fabric of their communities through programs that address: Education; Emergency Support; Economic Development; Food Self Sufficiency; Marshalling of Local Resources; and Transportation.

Tri County Community Action Program provides opportunities to strengthen communities by improving the lives of low to moderate income families and individuals. Annually we serve more than 20,000 individuals that reside over 4,455 sq. miles of Northern New Hampshire. TCCAP and our 15 service programs provide services to all residents of Coos, Carroll, and Grafton County's requesting and needing support. During our Fiscal Year 2022 we served a Total of 1,577 Lancaster Clients valuing \$832,646 in services provide.

Tri County Community Action Program thanks all communities and counties that we serve for their financial support of the programs, so that we may be able to continue to provide services to our community families in need.

Respectfully,
Amy A. Goyette, NCRI
Strategic Initiatives and Projects Director
Tri County Community Action Program, Inc.

30 Exchange Street, Berlin NH 03570 | P: 603-752-7001 | www.tccap.org

Tri-County Community Action Program provides opportunities to strengthen communities by improving the lives of low to moderate income families and individuals.

2022 Director's Report
Northern Human Services-White Mountain Mental Health

Northern Human Services-White Mountain Mental Health is one of ten community mental health agencies in the state of New Hampshire providing an array of services to address the behavioral health needs of adults, children and families residing in lower Coos County and northern Grafton County. As a community mental health center, our mission is to provide responsive and accessible behavioral health services to the residents of lower Coos County and northern Grafton County. Some of our clients are determined by the state of New Hampshire eligibility standards to be "severely and persistently mentally ill" and receive individual therapy, medication management, case management and other functional support services and supports funded through NH Medicaid. Clients that do not have a viable pay source, are uninsured or underinsured are not turned away due to inability to pay. We offer a sliding fee scale for clients, and, if the client is unable to afford the sliding fee copay, we work with each individual to determine a copay that is affordable. Our target population remains any resident of lower Coos County and northern Grafton County that is struggling with the effects of mental illness with particular focus on residents in need of more than individual therapy. Our services are more of a wraparound model; eligible clients receive therapy as well as the appropriate supportive services to address their mental health needs and support them in achieving goals related to improving their overall functioning and well-being.

We continue to see a huge demand for mental health services in our catchment area that is exceeding clinic capacity. People of all ages are increasingly accessing emergency services, boarding in area hospitals awaiting a psychiatric bed and being added to our growing wait list daily. In the 2019 Community Needs Assessment and Implementation Plan for the northern New Hampshire Region 70% of local experts ranked mental health as a top 5 health concern in the community. This same report noted that suicide is the number 9 leading cause of death in both counties. As the local community mental health center, White Mountain Mental Health continues to offer 24-hour, 7 days a week emergency services for anyone in our service area, regardless of if the person is an established client or not. Although the model has changed a bit with Access Point at times being the initial screener for mental health emergencies, White Mountain Mental Health supports the regional Northern Human Services Rapid Response/Mobile Crisis team by providing emergency follow up appointments and bridge appointments as necessary until the client is able to be added to a clinician's panel. Providing emergency services is a costly endeavor as it is provided by a clinician with support from a Northern Human Services staff psychiatrist or nurse practitioner offering consultation. Emergency services is arguably our most important service as we are able to support someone in crisis and potentially save a life. Every year we ask the towns for funding to offset what individuals are not able to pay so no one ever needs to worry about how to pay for necessary treatment.

In 2022, **90** uninsured or underinsured residents of **Lancaster** received services from White Mountain Mental Health. Our cost for these services was \$36,134 of which \$13,996 were fees from Emergency Services. Despite the rising cost of care, we are requesting level funding from

the town of Lancaster. All funds received from Lancaster go directly to Lancaster residents that are uninsured or underinsured and help us to provide needed services to the residents of Lancaster.

We appreciate the support that we have received from the town of Lancaster over the years and are thankful to the voters for recognizing the importance of timely access to mental services for all residents.

Warm Regards,

Amy Finkle
Director of Behavioral Health
White Mountain Mental Health
Northern Human Services

Disaster Response

In the past year, the American Red Cross has responded to **6 disaster cases** in **Coos County**, providing assistance to **15 individuals**. Most commonly, these incidents were home fires. Red Cross workers were on the scene to provide food, clothing, lodging, emotional support, and more to families during their hours of greatest need. Our teams also provide Mass Care to first responders. Things like food, water, and warm drinks strengthen the brave people of your local Fire and Police Departments as they answer the call to keep your residents safe.

Town/City	Disaster Events	Individuals
Berlin	4	11
Milan	1	1
North Stratford	1	3

Home Fire Campaign

Last year, Red Cross staff and volunteers worked throughout Coos County to educate residents on fire, safety and preparedness. We made **30 homes safer** by helping families develop emergency evacuation plans.

Blood Drives

We collected **501 pints** of lifesaving blood at **16 drives** in Coos County.



Training Services

Last year, **18 Coos County residents** were taught a variety of important lifesaving skills such as First Aid, CPR, Babysitting Skills and Water Safety.



Service to the Armed Forces

We proudly assisted **26** of **Coos County's Service Members, veterans, and their families** by providing emergency communications and other services, including counseling and financial assistance.

Volunteer Services

Coos County is home to **13 American Red Cross Volunteers**. We have volunteers from all walks of life, who are trained and empowered to respond to disasters in the middle of the night, to teach safety courses, to help at our many blood drives, and so much more. The American Red Cross is proud that 90% of its staff is made up of volunteers; they are truly the heart and soul of our organization.





795 Main Street ♦ Berlin, NH ♦ 03570 ♦ (603)752-7505 ♦ www.A.V.homecare.org

Town of Lancaster Report of Home Care Services in 2022

A.V. Home Care Services is a licensed home care agency serving the needs of seniors and debilitated adults across Coos County who wish to live independently at home. Services include respite, non-medical nursing, homemaking, and personal care. Our mission to maintain, strengthen, and improve the quality of home life for clients and enable them to live safely and contentedly in the community rather than in an institutional setting. Referrals are made by local Primary Care Providers (PCP's), case managers, families, or the clients themselves.

Services Provided:

A.V. Home Care Services is licensed through the State of New Hampshire, Health and Human Services and works closely with the Bureau of Elderly and Adult Services (BEAS) to meet the needs of rural, poor, marginalized and/or frail adults who may or may not have family supports in place to assist them on a day-to-day basis. Our staff includes:

Nurses: Registered Nurses conduct home assessments, set up Care Plans, provide referral and case management, and provide staff training and supervision. The nurses work with the family and primary care providers to ensure evolving needs are identified and addressed.

Home Health Aides: Licensed Nurse Aides (LNA's) help with bathing, dressing, grooming, medication reminders, and general observation and reporting regarding the client's changes in condition.

Homemakers: Trained and supervised, Homemakers provide light housecleaning, laundry, errands, meal preparation, grocery shopping and pharmacy medication pick-up.

Data for 2022:

While the pandemic seemed to ease, workforce availability, recruitment difficulties, and steep inflation created challenges in meeting all the client service requests made of AVHCS. The Board of Directors has continued to monitor wages and benefits to assure that the agency remains competitive in the marketplace, and we have been fortunate to keep a committed core group of staff that are dedicated to meeting our Lancaster clients' needs.

- A. 33 residents of Lancaster received services from the agency. 32 of those received homemaking services for a total of 1304 visits, resulting in 2608 hours of service.
- B. 3 people received home health aide bath care for 137 visits/hours.
- C. 4 residents of Lancaster are employed by the agency and the agency continues to try to increase the workforce in the area to be able to serve even more people.

Thank you to the Board of Selectman and Town of Lancaster for your support and partnership.

Margo Sullivan, BSN
Executive Director



NH State Senator
Carrie Gendreau
District One
New Hampshire State Senate
107 North Main Street Room 107
Concord, NH 03301-4951

To the Hard-Working and Awesome Folks of Lancaster:

First of all, a big thank you for having faith in me and electing me as your next State Senator. I am honored and humbled. Senator Hennessey did an amazing job serving and I look forward to carrying the baton and offering my support and assistance in any way I can be helpful.

Secondly, we, in the North Country, have different challenges, needs, and opportunities that do not necessarily exist "south of the notch". I want to listen to those needs that you have as a community, individually, business owner, family, etc. I want to be a resource for you. I look forward to serving you and advocating on your behalf.

Please feel free to contact me by phone or email. I am willing to meet with you in person. And as always, you are welcome to visit me at the State House----I would LOVE to give you a tour.

Sincerely,

Carrie Gendreau

Senator Carrie Gendreau
603-443-2570



North Country Council Regional Planning Commission and Economic Development District is one of nine regional planning commissions in New Hampshire established by RSA 36:46. The Commission's region consists of serving 50 communities and 25 unincorporated places in the northern third of New Hampshire. The Council serves in an advisory role to local governments in order to promote coordinated planning, orderly growth, efficient land use, transportation access, and environmental protection. The Council's professional staff provides transportation, land use, economic development, community, and environmental planning services; geographic information services (GIS); data collection and analysis; grant writing; grant administration; facilitation; and project management.

In 2022 North Country Council undertook the following activities in the region:

Coordinated the regional Transportation Advisory Committee (TAC) and held five (5) meetings to discuss regional transportation issues and identify priority projects for funding opportunities.

Represented the region's transportation needs in the Ten-Year Plan process, including managing the project solicitation process, providing technical assistance to applicants, scoring and prioritizing projects, and promoting public input opportunities to the region's communities.

Secured an on-call engineering firm to support submitting projects for the Ten-Year Plan process and for other regional projects needing conceptual design.

Continued efforts to update the Regional Transportation Plan, which identifies the important transportation corridors in the region and presents the needs, opportunities, and recommendations to improve the region's system.

Supported the work of two (2) Regional Coordinating Councils (Carroll County and Grafton-Coos) to promote the coordination of transportation services for the region's residents and institutions, including facilitating fourteen (14) meetings, updated bylaws, assisted with the submittal of applications to the CDC COVID Disparity grant program, and worked closely with the new regional mobility managers to improve coordination and services.

Supported the work of the North Country Scenic Byways Council (NCSBC) to steward and promote the region's scenic and cultural byways, including facilitation NCSBC meetings and submitted an application for Federal funding of a regional byways project.

Participated in statewide efforts such as the Statewide Bicycle and Pedestrian Plan, Alternative Transportation Planning, and the Complete Streets Advisory Committee and provided input about major statewide processes that benefit our regional communities.

Conducted over 150 traffic counts throughout the region for the New Hampshire DOT and local communities through the regional Transportation Data Collection Program.

Worked to develop the Surface Management System (RSMS) data collection and forecasting program to inventory the condition of local roadways and forecast infrastructure budgeting needs for municipalities over the medium and long term.

Community Profile Map Viewer was created to explore the region through demographic data. Each community profile provides information on population, housing, income, workforce, transportation, and more for every municipality in the region.

Coordinated six (6) North Country Comprehensive Economic Development Strategy Committee meetings (CEDS) for the Economic Development District. The meetings focused on connecting resources in the region, learning about innovative strategies for improved economic prosperity, and sharing regional information. The Committee reviewed and placed 3 projects on the CEDS Project Priority List.

Completed the North Country Rising Plan and Business Resource Roadmap with feedback from businesses and employers throughout the region, which provides goals, strategies, and solutions for a collaborative approach to economic and community resilience.

Facilitated collaborative sessions with the food and agriculture industry in an effort to host the first North Country Food and Agriculture Summit, bringing together industry leaders from around the region to discuss food equity, access, training for the next generation of farmers, and the opportunity to develop a North Country Food Council.

Continued to implement the Regional Brownfields Program through funding from the United States Environmental Protection Agency (EPA).

Continued to assist the Northern Border Regional Commission (NBRC) & State of NH Bureau of Economic Affairs (BEA) in providing development assistance to potential and awarded grantees. In 2022 the Council provided pre-project development coaching to over 45 NBRC grantees and potential grantees.

Provided mapping and data services to communities throughout the region in support of project development and funding opportunities.

Responded to multiple requests for reviews of Development of Regional Impact, prepared comments corresponded with state and local officials.

Provided technical support to communities relating to municipal land use regulations, best practices, planning opportunities, and changes to state land use statutes.

Supported four (4) small working groups of employers and housing professionals in identifying and exploring opportunities for employer-assisted housing solutions in the region.

Partnered with NH Office of Planning and Development and all NH Regional Planning Commissions to complete simultaneous Regional Housing Needs Assessments, which document current conditions and forecast housing needs across communities and the region over the coming 20 years.

Continued to assist Coos County with the Coos County Broadband Committee, as well as providing technical support to the Carroll County Broadband Committee

Collaborated with other Regional Planning Commissions through the NH Association of Regional Planning Commissions and Director meetings in Concord.

Supported efforts and attended the NH Planners Conference and NH Municipal Association Conference.

Bulk ordered and distributed New Hampshire Planning and Land Use Regulation books to local land use boards (estimated savings of \$75.00 per book).

MOUNT WASHINGTON REGIONAL AIRPORT COMMISSION

The Mount Washington Regional Airport experienced a busy year in 2022 despite record-high aviation fuel prices, as pilots eagerly resumed their travel plans after two years of pandemic-related postponements. The inspiring views and outdoor recreation opportunities continue to make Mount Washington Regional a favorite flying destination. The boom in real-estate sales has also grown the number of second-home owners using the airport to get here. Hangar-space is in high-demand and private interest in renting land to build more hangars on the airport is growing. The airport continues to play a role supporting businesses, not only for business travel to the area but also for diverse activities such as aircraft repair, flight training, sightseeing tours and even supporting film crews shooting scenes from helicopters.

The Airport Commission continues with its mission of attracting more pilots and private flyers to visit our area so this important piece of local infrastructure can deliver benefits to our local economy. Every small airplane that visits the airport bringing a family of four can easily spend \$1500 in a weekend at our local businesses. A party arriving by business jet might spend five or ten times that amount and bring new investment to the area. Besides the direct benefit to local businesses, a large percentage of the Rooms and Meals Taxes paid by flyers are returned by the state to local town governments providing substantial revenue which offset property taxes for our citizens. These visiting aircraft are a key source of operating income for the airport in the form of fuel sales, transient aircraft parking fees and landing fees for commercial aircraft.

We continue to welcome the local Civil Air Patrol squadron's involvement at the airport. CAP is the United States Air Force Auxiliary which provides Aerospace Education, Cadet Programs and Emergency Services support to our communities. Besides teaching leadership skills, character development and STEM/aerospace education for youth ages 12 to 18, the cadet program is getting more young people flying. Two local cadets learned to fly with CAP at our airport and are about to train for careers in aviation. More of the squadron's 19 cadets are hoping to follow. One day perhaps they will join the senior members that use CAP-owned aircraft based at our airport to train for and deliver emergency services in our communities. Both CAP and our airport were involved in the missing hiker search on Mount Lafayette that ended with heart-breaking results this past November.

The number one challenge to attracting more aircraft to visit our airport is the lack of ground transportation when they arrive. Most will want to rent a car for several hours to several days to visit our towns, yet their options are very limited. We are grateful to North Country Ford for offering rental cars when their repair business can spare it, but the need is much greater. So far, the only local car rental business within 50 miles has been unwilling to help address the need. We are also grateful for the various taxi and scheduled ride services that serve the airport, however they don't address the primary need. We continue to look for better solutions to keep traffic growing.

The Airport Commission deeply appreciates your support as we continue to increase the utilization of the airport to benefit our member towns.

**DEPARTMENT OF STATE
DIVISION OF VITAL RECORDS ADMINISTRATION**



RESIDENT DEATH REPORT

01/01/2022 - 12/31/2022

--LANCASTER, NH --

Decedent's Name	Death Date	Death Place	Father's/Parent's Name	Mother's/Parent's Name Prior to First Marriage/Civil Union	Military
STAPLETON III, FRANCIS ALLEN	01/10/2022	LANCASTER	STAPLETON II, FRANCIS	CORDOZA, FLORA	Y
DOOLAN, SANDRA ETHEL	01/10/2022	LANCASTER	STEVENS, EDWARD	HALLETT, MARGARET	N
MACKILLOP SR, MICHAEL STEPHEN	01/14/2022	LANCASTER	MACKILLOP, EDWARD	KENNETT, MARGUERITE	N
PALMER, MICHELLE DAWN	01/16/2022	LANCASTER	BUCK, GEORGE	FRASER, RHONDA	N
LAUZON, SHIRLEY ANN	01/27/2022	LANCASTER	CLOUTIER, MEDDIE	VALLEY, MINNIE	N
LEPINE, THERESA MARY	01/28/2022	LANCASTER	LEPINE, PAUL	POULIN, PAULINE	N
HAMPTON, BARBARA DOROTHY	01/28/2022	LANCASTER	WERNER, HOWARD	PETERSON, GERALDINE	N
PIERCE, OTILLA J	01/29/2022	LANCASTER	PIERCE, JAMES	MONAHAN, PATRICIA	N
VASHAW, MARY K	02/04/2022	LANCASTER	KORDISH, LOUIS	ROSEMAN, JENNIE	N
GRAY SR, ROBERT LORING	02/05/2022	CONCORD	GRAY, FRANK	BARTLETT, ANGIE	N
ROY, DOROTHY MARY	02/13/2022	LEBANON	CORDISCHI, LEONARDO	GALLECHIO, ROSE	N
BARTLETT, SHIRLEY M	02/20/2022	LANCASTER	YOUNG, EARL	EMERY, LORENE	N
KAY, JENNY	02/21/2022	LANCASTER	KAY SR, ROBERT	HURLBERT, PHYLLIS	N
HAINES, HARRY GRANVILLE	02/24/2022	LANCASTER	HAINES IV, GEORGE	WINDLE, MARY	Y
MEAD, MARY	03/20/2022	LANCASTER	UNKNOWN, UNKNOWN	UNKNOWN, UNKNOWN	U
HOLMES, ANN BLAKE	03/22/2022	LANCASTER	HUDDLESTON, JOHN	EATON, CAROLINE	N
JONES, CECILY WATLINGTON	04/09/2022	LANCASTER	KING, CHARLES	WATLINGTON, CECILY	N
PROVENCHER, WANEITA	04/10/2022	LANCASTER	BERGER, HARRY	WORTHINGTON, MAUDE	N

DEPARTMENT OF STATE
DIVISION OF VITAL RECORDS ADMINISTRATION



RESIDENT DEATH REPORT

01/01/2022 - 12/31/2022

--LANCASTER, NH --

Decedent's Name	Death Date	Death Place	Father's/Parent's Name	Mother's/Parent's Name Prior to First Marriage/Civil Union	Military
HUNTINGTON, ROGER B	04/12/2022	LANCASTER	HUNTINGTON, LESLIE	ALDRICH, ELINOR	N
GRAY, ROBERTA JEAN	04/30/2022	LANCASTER	GRAY, DEWEY	CASS, MILDRED	N
GLEASON, CAROLYN FRANCES	05/03/2022	LANCASTER	GIROUX, ANDRE	KING, FRANCES	N
JUTRAS, GEORGE R	05/09/2022	LANCASTER	JUTRAS, ROBERT	CROTEAU, AURORE	Y
ENGELMANN, NEIL FRANCIS	05/11/2022	WHITEFIELD	ENGELMANN, JAMES	CAHILL, JANET	Y
LYNCH, ROBERT THOMAS	05/24/2022	LANCASTER	LYNCH, JAMES	MURPHY, MILDRED	Y
BOSSE, RITA NANCY	05/25/2022	LITTLETON	TRAVERSO, ANTHONY	CANALETTI, GILDA	N
NOYES, THOMAS EDWARD	06/06/2022	LANCASTER	NOYES, PAUL	PIERCE, GLORIA	N
CALLAHAN, DARRYL ALLEN	06/15/2022	LANCASTER	CALLAHAN, TIMOTHY	LONG, LUVIA	N
DZIEGELEWSKI SR, JOSEPH M	06/19/2022	LEBANON	DZIEGELEWSKI, JOSEPH	LASKOWSKI, ANNE	N
VASHAW, LOIS M	06/26/2022	WHITEFIELD	MASON, WILLIAM	CUSHMAN, ESTHER	N
WEBB, COLLEEN	06/26/2022	PORTSMOUTH	SHARKEY, KEVIN	KELLY, NANCY	N
COCO, THOMAS J	07/04/2022	LANCASTER	COCO, DOMINIC	LIBBY, CEILIA	Y
CORLISS, MARION	07/04/2022	LANCASTER	TILLOTSON, JOHN	KINNE, HAZEL	Y
REMICK, WILLIAM JOSEPH	07/04/2022	LANCASTER	REMICK, GUY	LESSARD, MAUDE	Y
PALLARIA, DOMENIC T	07/11/2022	LANCASTER	PALLARIA, JOSEPH	MASTRIANNI, THERESA	Y
GELINAS, VIRGINIA ANN	08/20/2022	LANCASTER	STEVENS, GEORGE	CAMBER, JENNIE	N
COTE, THERESA	08/21/2022	LEBANON	WEBSTER, GEORGE	SANBORN, JEANETTE	N

**DEPARTMENT OF STATE
DIVISION OF VITAL RECORDS ADMINISTRATION**



RESIDENT DEATH REPORT

01/01/2022 - 12/31/2022

--LANCASTER, NH --

Decedent's Name	Death Date	Death Place	Father's/Parent's Name	Mother's/Parent's Name Prior to First Marriage/Civil Union	Military
QUIRINALE, NATHAN	08/28/2022	LANCASTER	QUIRINALE, JOSEPH	MANETTI, NANCY	Y
FLANAGAN, THOMAS-PATRICK	09/11/2022	LANCASTER	FLANAGAN, THOMAS	OAKS, ELIZABETH	N
BARTSCH, CATHERINE ANN	10/08/2022	LANCASTER	BARTSCH, ROBERT	SANTANGELO, JOSEPHINE	N
KEELER, HAYES	10/14/2022	LEBANON	KEELER, DREW	HAYES, MIRANDA	N
RAMSEY, THERESE M	11/05/2022	LANCASTER	DUPUIS, EUGENE	GAGNE, ALPHONSINE	N
LADD, ROBERT F	11/05/2022	LANCASTER	LADD, ROGER	DEMMING, KATE	Y
WRIGHT, PETER	11/05/2022	LANCASTER	WRIGHT, HAROLD	KOWALEWSKI, INGA	N
WAY, LINDA ROSE	11/06/2022	LANCASTER	BOUDLE, HOWARD	BOURASSA, MADELINE	N
LENTON, MICHAEL W	11/09/2022	LANCASTER	LENTON, DAVID	NAULT, LORRAINE	N
FORBES, VIRGINIA ELAINE	11/16/2022	LANCASTER	MARDIN, LYMAN	WARREL, MILDRED	N
LIBBY, DAVID OWEN	11/26/2022	LANCASTER	LIBBY, EDGAR	LEVERE, BEULAH	N
BREAULT, BELLA THERESA	12/02/2022	LANCASTER	FORTIN, WILBROD	BOURASSA, ROSEALBA	N
EMERY, MITCHELL RYAN	12/09/2022	LANCASTER	EMERY, ROGER	ROBERTS, LYNN	N
MILLER, DALE R	12/12/2022	HAMPTON	MILLER, HARRY	DELUSIGNAN, FRANCIS	N
DEFOSSE, ARLENE FLORENCE	12/13/2022	LANCASTER	BESAW, DELOS	STANNARD, RUBY	N
PEPLER, LOIS A	12/18/2022	LEBANON	PHILLIPS, WARREN	BASSETT, EVA	N
SAMSON, MAY E	12/19/2022	LANCASTER	FRASER SR, KENNETH	LIBBY, GEORGIA	N

Total number of records 53

DEPARTMENT OF STATE
DIVISION OF VITAL RECORDS ADMINISTRATION

RESIDENT BIRTH REPORT

01/01/2022 - 12/31/2022

-- LANCASTER--

Child's Name	Birth Date	Birth Place	Father's/Parent's Name	Mother's/Parent's Name
PLACE, HAYLEE LOUISE	01/10/2022	LITTLETON, NH	PLACE, TANIS ALEXANDER	LAMBERT, BAILEE MARIE
BELAND, OLIVIA JANE	04/04/2022	NORTH CONWAY, NH	BELAND, JEAN PAUL	BERUBE, JAYNE TARKLESON
LURVEY, HENRY GEORGE	06/06/2022	LITTLETON, NH	LURVEY, SPENCER GEORGE	ALLEN, HALEY ROSE
WILDS, STORY MIKALE	07/06/2022	LANCASTER, NH	WILDS, JOSHUA MICHAEL	WILDS, NIKKI JEAN
SPEARIN, CAMDEN JOSEPH	08/11/2022	LITTLETON, NH	SPEARIN, JOSEPH ROBERT	SPEARIN, MELISSA ANN
PERRAS, CLEMSON RYAN	08/15/2022	LITTLETON, NH	PERRAS, DAEGAN RYAN	ROONEY, JILLIAN PAIGE
HUNT, SEAMUS BENOIT	08/24/2022	BERLIN, NH	BENOIT, MICHAEL DENNIS	HUNT, MICHELLE LYNN
GRISWOLD, RORY JAMES	08/24/2022	LITTLETON, NH	GRISWOLD, HUNTER THOMAS	WILLIAMS, SARAH ELIZABETH
HERNANDEZ, BLAKE FREDERICK	08/29/2022	LITTLETON, NH		HERNANDEZ, JAZMIN MARIA
KEELER, HAYES HAL	09/05/2022	LEBANON, NH	KEELER, DREW SCOTT	HAYES, MIRANDA JORDAN
RANCOURT, JOHN EDWARD	10/24/2022	LITTLETON, NH	RANCOURT, TYLER HENRY	RANCOURT, AMANDA LYNN SAGE
JONES, WALKER EVAN	10/24/2022	LANCASTER, NH	JONES, LUKE ANTONY	JONES, KAILENE MAE
WILLEY, KALVIN-JAMES FREEMAN	11/23/2022	BERLIN, NH	WILLEY, KRISTOPHER FREEMAN	WILLEY, JESSICA ANN
CHASE, JACKSON THEODORE	11/23/2022	LITTLETON, NH	CHASE, YOHVANI GABRIEL	CHASE, ALLISON MARIE

Total number of records 14

DEPARTMENT OF STATE
DIVISION OF VITAL RECORDS ADMINISTRATION

RESIDENT MARRIAGE REPORT

01/01/2022 - 12/31/2022

-- LANCASTER --

Person A's Name and Residence	Person B's Name and Residence	Town of Issuance	Place of Marriage	Date of Marriage
LEIGHTON III, OWEN R LANCASTER, NH	POND, TINA M LANCASTER, NH	LANCASTER	NORTHUMBERLAND	02/02/2022
FITZGERALD, BRITTANY R LANCASTER, NH	HUBACZ, DANIEL LANCASTER, NH	LANCASTER	BETHLEHEM	03/16/2022
THEROUX, PAUL R LANCASTER, NH	WADE, CATHY E LANCASTER, NH	LANCASTER	LANCASTER	04/04/2022
PEVINE, SEAN M LANCASTER, NH	CRAIG, TAMMY L LANCASTER, NH	LANCASTER	LANCASTER	06/04/2022
PICONE, TYRA C LANCASTER, NH	OGDEN, SAMUEL J REDCLIFFE, QUEENSLAND	LANCASTER	LANCASTER	06/14/2022
HOOD, PAUL H LANCASTER, NH	GRAY, CATHERINE P LANCASTER, NH	LANCASTER	LANCASTER	07/02/2022
LANDRY, TARA L LANCASTER, NH	LANGKAU, JOSEPH C LANCASTER, NH	LANCASTER	LANCASTER	07/02/2022
YOUNG, CHRISTINE M LANCASTER, NH	HALL, ERIC J LANCASTER, NH	LANCASTER	BATH	07/09/2022
CASSADY, JARED A LANCASTER, NH	WELCH, HILLARY G LANCASTER, NH	LANCASTER	BETHLEHEM	07/09/2022
NORBY, KEVIN J RINDGE, NH	SANTERRE, RACHAEL M LANCASTER, NH	RINDGE	WHITEFIELD	08/01/2022
SHELTRY, MEGAN E LANCASTER, NH	WHITING, SHAWN A LANCASTER, NH	LANCASTER	LANCASTER	08/05/2022

DEPARTMENT OF STATE
DIVISION OF VITAL RECORDS ADMINISTRATION

RESIDENT MARRIAGE REPORT

01/01/2022 - 12/31/2022

-- LANCASTER --

Person A's Name and Residence	Person B's Name and Residence	Town of Issuance	Place of Marriage	Date of Marriage
COMEAU, STEPHANIE M LANCASTER, NH	MACKILLOP, TREVOR T LANCASTER, NH	LANCASTER	LANCASTER	08/06/2022
MICHAELS, JOSHUA A LANCASTER, NH	BAKER, JASMINE L STARK, NH	LANCASTER	STARK	08/20/2022
HAYES, MIRANDA J LANCASTER, NH	KEELER, DREW S LANCASTER, NH	LANCASTER	FRANCONIA	08/21/2022
KOPP, ANNIE A LANCASTER, NH	GOULD, SAMSON N TWIN MOUNTAIN, NH	LITTLETON	FRANCONIA	08/27/2022
GAUDETTE II, JEFFREY A LANCASTER, NH	BOISSELLE, CARISSA R LANCASTER, NH	NORTHUMBERLAND	LANCASTER	10/01/2022
MARSHALL, SKYLER K LANCASTER, NH	WOODWORTH, AUSTIN J LANCASTER, NH	LANCASTER	GROVETON	10/17/2022
JACKSON, TODD E LANCASTER, NH	DASILVA, TABITHA S LANCASTER, NH	LANCASTER	LINCOLN	11/05/2022

Total number of records 18